



EVERETT

WASHINGTON

**2020 – 2024 Consolidated Plan
&
2020 Annual Action Plan**

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is five-year long range document outlining community needs, market trends, strategic goals, and funding allocations for federal funding received by the U. S. Department of Housing and Urban Development (HUD). This document is a requirement by HUD, directly related to the City of Everett's receipt of Community Development Block Grant (CDBG) funds. The City is also a part of the Snohomish County HOME Consortium, which allows the City to receive HUD HOME Program dollars. HUD requires entitlement cities, such as Everett, to submit their Consolidated Plan information as a part of the lead agency's Consolidated Plan, in this case Snohomish County. The City has approximately one million dollars each year in CDBG, HOME, and local funds to invest in projects and programs that principally benefit low- and moderate-income people. The Consolidated plan consists of a Needs Assessment, Market Analysis, and Strategic Plan covering a five-year period, with an annual action plan targeting specific projects during each of those five years.

The Strategic Plan brings needs and resources together in a coordinated strategy to meet housing, community development, and non-urgent needs. Developed at the commencement of each five-year Consolidated Plan term, the strategic plan serves as a guide for developing the Annual Action Plans.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

After extensive public engagement efforts and identification of priority needs, the 2020 – 2024 Consolidated Plan for the City of Everett will focus on priority needs related to housing, homelessness, mental health, public facilities, public infrastructure improvements, and economic development.

Specific goals and further information on the background data for each priority can be found in subsequent sections of this plan.

3. Evaluation of past performance

Prior efforts have focused on housing and public services, with minimal activities for other priorities. Annual CAPERs indicated that, while housing and public services were still necessary priorities for funding, applications were submitted during notice of funding periods that showed a trend of need outside of just housing and services.

The 2020 - 2024 Consolidated Plan will instead focus on a broad range of issues, to help with economic impact after the COVID-19 Crisis as well as pre-existing needs with mental health, homelessness, housing, public improvements, and more.

4. Summary of citizen participation process and consultation process

The City of Everett's Community Development division conducted in-depth public engagement efforts in early 2019 to prepare and conduct a community needs assessment. Starting with the Citizen Participation Plan in March, 2019, staff began awareness and education efforts through the city's website, press releases to media outlets, emails to interested parties, and hard copies of documents in public locations such as the City's Municipal Building.

Public community needs were gathered through various efforts, from April, 2019 until August, 2019. Staff worked with elementary schools, nonprofit organizations, community groups, public entities, and media outlets to circulate community needs surveys and awareness flyers. Electronic surveys were made available on the city's website, through an established email listserv "NewsFlash" of interested parties, Facebook, Nextdoor, and other social media outlets. Twice in April, 2019, two community meetings were held for the public to present the timeline of the Consolidated Plan, awareness of the Community Development Block Grant Program, and obtain community needs. Hard copies of surveys were available at these meetings, as well as placed with organizations around the city.

Surveys were open to collect responses for the four month period. Once collected, input was consolidated into a Needs Assessment. This document was available in English and Spanish, published online, published as a legal notice in the Everett Herald, circulated via the NewsFlash listserv, and made available in hard copy at the Everett Municipal Building and upon request. A special effort of community outreach was also conducted in alignment with "National Night Out". Posters identifying the top ten needs were posted on display boards at five neighborhood events, asking residents to vote for their top needs. Comment boxes were made available to collect anonymous input and handouts (one page flyers) circulated for residents to take home.

Citizen Advisory Committee meetings and public hearings were held August 1, November 6, November 13, and November 20, 2019. On August 1, the Committee held a regular meeting and public hearing to discuss and collect comment on an amendment to the Citizen Participation Plan, the annual CAPER, and 2020 Needs Assessment. November meetings focused on funding recommendations and alignment with priorities for the 2020 Program Year and consequent goals for the 2020 – 2024 Consolidated Plan. On November 20, 2019, a hearing was held to confirm funding recommendations to City Council.

On February 26th, 2020, the Committee held a regular meeting and public hearing on the draft Analysis of Impediments, draft 2020 - 2024 Consolidated Plan, and 2020 Annual Action Plan.

City Council held a briefing on 2020 funding recommendations on July 22, 2020 and action on July 29, 2020.

All meetings, hearings, and comment periods followed the required 15 and 30 day periods. Further detailed information can be found in the Citizen Participation Section of this document.

5. Summary of public comments

Five public comments were collected for the August 1, 2019 hearing on community needs. Four comments supported minor home repair projects, housing for low income and disabled persons, emergency shelters, and a local Meals on Wheels program. One comment was in opposition to domestic violence shelters.

No comments were collected at the November 20, 2019 public hearing.

Comments collected at February 26th meeting focused on definitions of terms regarding impediments to fair housing, emergency and cold weather shelters, and agencies providing appreciation for funding recommendations.

Public comments were continuously collected through the public engagement process for the Needs Assessment. All comments and responses collected were included and considered during the needs identification process.

6. Summary of comments or views not accepted and the reasons for not accepting them

One comment, in opposition to domestic violence shelters, was collected during the August 1, 2019 Needs Priorities public comment period. This comment was not accepted as it was personal in nature and did not pertain to funding priorities.

7. Summary

The 2020 – 2024 Consolidated Plan for the City of Everett’s funding from the US Department of Housing and Urban Development was a year long effort that included in-depth public engagement, strategic identification of community needs and housing priorities, and an evaluative look at past accomplishments in relation to future needs. The City of Everett will move forward in prioritizing housing, legal aid, crime prevention, mental health services, homeless, and economic development needs.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	EVERETT	Community, Planning, and Economic Development

Table 1– Responsible Agencies

Narrative

The City of Everett is part of a Consortium with Snohomish County to receive HOME Program funds, but receives Community Development Block Grant funds as a separate entity. The City of Everett is a Responsible Entity for the CDBG program under this federal allocation.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

As part of this Consolidated Plan development, the City consulted and coordinated with Everett residents, public and private service agencies, housing providers, Housing Authorities, and government agencies. These actions are summarized in the Executive Summary and Citizen Participation sections of the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The public and low-income housing providers, as well as the governmental planning, health, mental health and service agencies, have close working relationships in Everett and Snohomish County. Snohomish County Human Services Department is the lead agency for homeless housing and behavioral health activities in our community. The City consults regularly with the local Continuum of Care. The City also consults regularly with the Everett Housing Authority and the Housing Authority of Snohomish County.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City of Everett staff sits on the board of The Partnership to End Homelessness, which informs Snohomish County's Continuum of Care process. City staff also regularly attends Housing Policy Task Force meetings. Everett sponsors and participates in the planning of the annual Snohomish County Project Homeless Connect event.

Mayor Cassie Franklin, at the beginning of her tenure in 2018, adopted priorities and goals for the City of Everett to implement that focus on quality of life, economic vitality and housing, transportation and mobility, and education and workforce development. A key program in helping to support these priorities is the City of Everett's Safe Streets Initiative, which aims to address chronic homelessness in the City of Everett. This program is under the direction of the Community Development Division, which also administers the city's community development federal and local dollars. The Safe Streets Initiative follows a "Housing First" model, focusing on low-barrier supportive housing for chronically homeless.

In addition, the Community Development Division targets one third of local dollars, under Everett Human Needs dollars, to supporting the Safe Street program with grants to local shelters. Approximately

\$140,000 is allocated to cold weather and daily overnight shelters. In 2020, the City of Everett shelters hold capacity for almost half of all homeless individuals.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As part of the HOME Consortium with Snohomish County, City of Everett staff participated in the County's process to establish a Continuum of Care strategy. City staff sits on: the County's Partnership to End Homelessness Continuum of Care Board, Housing Policy Task Force, Executive Committee for Project Homeless Connect, and the Everett and Snohomish County Housing Consortium Board. City of Everett staff also sits on the Rating and Ranking Committee for Snohomish County's Continuum of Care program.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	CAMP FIRE OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Camp Fire of Snohomish County was consulted by survey. Anticipated outcomes are recreational and educational opportunities for children.
2	Agency/Group/Organization	American Red Cross
	Agency/Group/Organization Type	Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Emergency Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Red Cross was consulted by survey. Anticipated outcomes are homelessness.
3	Agency/Group/Organization	Parkview Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Parkview was consulted by survey. Anticipated outcomes are homeownership and homebuyer education.
4	Agency/Group/Organization	BOYS AND GIRLS CLUB OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Clubs of Snohomish County were consulted by survey. Anticipated outcomes are increased services for families with children.
5	Agency/Group/Organization	Snohomish County Legal Services
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Snohomish County Legal Services was consulted by survey and public engagement sessions. Anticipated outcomes are legal aid for families and prevention of homelessness.
6	Agency/Group/Organization	DOMESTIC VIOLENCE SERVICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DVS was consulted by survey. Anticipated outcomes are domestic violence.
8	Agency/Group/Organization	ARC OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ARC was consulted by survey. Anticipated outcomes are housing and quality of life for disabled persons.
9	Agency/Group/Organization	Work Force Development Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Work Force Development Center was consulted by survey. Anticipated outcomes are job retention, job opportunity, and workforce training.
11	Agency/Group/Organization	INTERFAITH ASSOCIATION OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interfaith was consulted by survey and public engagement sessions. Anticipated outcomes are homelessness and sheltering.
13	Agency/Group/Organization	CATHOLIC COMMUNITY SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CCS was consulted by survey. Anticipated outcomes are housing and quality of life services for disabled persons and the elderly.
14	Agency/Group/Organization	SENIOR SERVICES OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Senior Services was consulted by survey. Anticipated outcomes are housing rehabilitation and meal delivery services for the elderly, disabled persons, and extremely low income households.

15	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VOA Dispute Resolution Center was consulted by survey and public engagement sessions. Anticipated outcomes are rental housing mediation, housing, and quality of life for low income households.
16	Agency/Group/Organization	ChildStrive
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ChildStrive was consulted by survey and public engagement sessions. Anticipated outcomes are housing, quality of life services, and opportunities for minority population groups.
17	Agency/Group/Organization	COCOON HOUSE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cocoon House was consulted via survey and public engagement session. Anticipated outcomes are homelessness, youth quality of life, education, and housing.

18	Agency/Group/Organization	Everett Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Everett Housing Authority was consulted via survey and public engagement. Anticipated outcomes are housing for low income households.
19	Agency/Group/Organization	Hand In Hand
	Agency/Group/Organization Type	Services - Housing Services-Children Services - Minority Populations, Non-English Speaking
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hand in Hand was consulted via survey. Anticipated outcomes are housing and quality of life for non-english speaking communities, families at risk of homelessness, and youth services.
20	Agency/Group/Organization	Carl Gipson Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Carl Gipson Senior Center was consulted by survey. Anticipated outcomes are services, housing, and quality of life for seniors.

Identify any Agency Types not consulted and provide rationale for not consulting

Staff targeted agencies that have worked with federal funds in the past, however no agencies were excluded from input on the Consolidated Plan. Determination of needs and input on priorities were targeted for Everett residents and agencies, however information was available for all interested parties to provide input.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Snohomish County	City of Everett Strategic Plan priority needs regarding homelessness are closely aligned with Snohomish County Consolidated Plan and local task force agencies. Local dollars are leveraged with federal dollars to target services and capital improvements around housing, homeless prevention, and homeless basic needs (dental, mental health, etc.).
ReThink Zoning	City of Everett	City of Everett Strategic Plan priority needs regarding housing are closely aligned with the City Planning Department zoning code overhaul effort named Rethink Zoning. Community Development staff are working on the Housing component of this effort and align federal fund housing priorities and target areas with the new considerations for zoning regulations.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The primary local government coordination is with Snohomish County. Snohomish County's Human Services Department provides a lead role in addressing the local plan to end homelessness, addresses behavioral health issues, and is the lead to address the affordable housing and other special needs in our community. Everett has also consulted with the City of Marysville and the Housing Authorities of Everett and Snohomish County.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Everett's Community Development division conducted in-depth public engagement efforts in early 2019 to prepare and conduct a community needs assessment. Starting with the Citizen Participation Plan in March 2019, staff began awareness and education efforts through the city's website, press releases to media outlets, emails to interested parties, and hard copies of documents in public locations such as the City's Municipal Building.

Public community needs were gathered through various efforts, from April until August 2019. Staff worked with elementary schools, nonprofit organizations, community groups, public entities, and media outlets to circulate community needs surveys and awareness flyers. Electronic surveys were made available on the city's website, through an established email listserv "NewsFlash" of interested parties, Facebook, Nextdoor, and other social media outlets. In April 2019, two community meetings were held for the public to present the timeline of the Consolidated Plan, awareness of the Community Development Block Grant Program, and obtain community needs. Hard copies of surveys were available at these meetings, as well as placed with agencies around the city that work with targeted low-income groups and individuals. All surveys were available in English, Spanish, and Russian.

Surveys were open to collect responses for the four month period. During that time, staff contracted with an external party (Applied Research Northwest LLC) to extrapolate responses from Everett agencies that identified needs during a survey efforts led by Snohomish County. Resident and agency feedback was summarized into a Needs Assessment. This document was available in English and Spanish, published online, published as a legal notice in the Everett Herald, circulated via the NewsFlash listserv, and made available in hard copy at the Everett Municipal Building and upon request. A special effort of community outreach was also conducted in alignment with "National Night Out". Posters identifying the top ten needs were posted on display boards at five neighborhood events, asking residents to vote for their top needs. Comment boxes were made available to collect anonymous input and handouts (one page flyers) circulated for residents to take home.

Citizen Advisory Committee meetings and public hearings were held August 1, November 6, November 13, and November 20, 2019. On August 1, the Committee held a regular meeting and public hearing to discuss and collect comment on an amendment to the Citizen Participation Plan, the annual CAPER, and 2020 Needs Assessment. November meetings focused on funding recommendations and alignment with priorities for the

2020 Program Year and consequent goals for the 2020 – 2024 Consolidated Plan. On November 20, 2019, a hearing was held to confirm funding recommendations to City Council.

On February 26th, 2020, the Committee held a regular meeting and public hearing on the draft Analysis of Impediments, draft 2020 - 2024 Consolidated Plan, and 2020 Annual Action Plan.

City Council held a briefing on 2020 funding recommendations on July 22, 2020 and action on July 29, 2020.

All meetings, hearings, and comment periods followed the required 15 and 30 day periods.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach and Hard Copy of Surveys	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Input was gathered from surveys circulated through agencies, public presentations, online forms (Nextdoor, Facebook), or via the City's website. Survey respondents were mainly white, between 31 and 40 years of age (62+ the next highest group), and mostly from North and Central Everett. 41% of respondents were within the 2019 HUD Income Thresholds (cap 80% AMI).</p>	<p>Comments received were targeted to the prioritization of community needs to be addressed over the Consolidated Plan period of 2020 to 2024.</p>	<p>Comments that were personal in nature and unable to be addressed by the Community Development division were not accepted or included in the Needs Assessment process. Respondents were either directed to other City departments (Parks, Police, Planning) or advised on the specific use of funds.</p>	<p>https://everettwa.gov/423/Community-Development-Block-Grant-CDBG</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Legal notices were posted for the Citizen Participation Plan, public meetings and hearings, collection of input for community needs, Needs Assessment, and Consolidated Plan/2020 Annual Action Plan.	No comments received from Newspaper Postings.	n/a	
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	November 6 and 13th, 2019. Attendance was comprised of agencies applying for 2020 PY funding.	Comments received were in relation to specific programs applying for funding and responses from questions from Citizen Advisory Committee members.	One comment was made on the process of funding discussion. Committee members held discussion. A Sub-Committee is planned to address future Committee funding process procedures.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public meetings were held in April, 2019 in the North and South "ends" of Everett to inform the community on the Consolidated Plan process, utilization of CDBG funds, and identification of priority needs that can be addressed. Both meetings held a panel of representatives from various agencies that testified to using federal funds in the community. Attendance was strong for both, with approximately 30 citizens at each meeting. The public meeting in the southern portion of Everett</p>	<p>Comments received pertained to community needs. A summary of those needs can be found in the Needs Assessment section.</p>	<p>No comment was not accepted. Comments that could not be addressed by CDBG funds were explained with citizens and directed to other potential service efforts.</p>	

Consolidated Plan

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	Public Hearings were held on August 1st, 2019, November 20th, 2019, and February 26th, 2020. August 1 opened comment for the City's Needs Assessment. November 20th opened comment on funding priorities for the Consolidated Plan and 2020 Program Year. February 26th opened comment on the draft Consolidated Plan and Analysis of Impediments.	Comments received supported prioritized needs and advocated for agencies in the community applying for funding.	n/a	

Table 4-- Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Everett is part of a Consortium with Snohomish County, who acts as the lead agency on gathering data and identifying priorities. Needs discussed in sections on housing, disproportionate greater needs, public housing, homelessness, and non-homeless special needs are identified by Snohomish County.

For the 2020 – 2024 Consolidated Plan and 2020 Program Year, city staff aligned city priorities of increased social engagement and community input by soliciting comments on community needs over a four-month period. Specific efforts for the methods of citizen input are detailed in the Citizen Participation section of this document. Responses gathered were combined with agency surveys, consultant data, and county efforts. Following the identification of community needs by Snohomish County, the City identified ten needs: creation of new housing for low-income persons; housing for special needs (traditionally disadvantaged) groups; housing financial aid; homeless health, mental health, substance abuse, and support services; rehabilitation of existing housing; legal aid for housing mediation; crime prevention; mental health services for all; homeless housing and emergency shelter; homeless food services; and economic development.

The needs identified affirm the appropriateness of mayoral directives, established by Mayor Cassie Franklin in 2018: Community Development initiative (Directive 2018-02), Youth, Gun, and Gang Initiative (Directive 2018-01), and Safe Streets Program initiative (Directive 2018-04).

The City of Everett has identified housing and homelessness priorities over the past several years. Continuing to respond to these needs is essential to the community. City staff are working to develop a city-wide housing strategy that will align with the Rethink Zoning efforts, led by the City's Planning Department. The goal of the strategy is to align policies, regulations, and funding resources to support housing needs in the community.

Additional data on housing needs was also identified in a 2020 Analysis of Impediments to Fair Housing Choice, which was completed in February 2020.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City anticipates that funding will be needed for the development or rehabilitation of public facilities that house service programs (such as homeless facilities, youth centers, health facilities, facilities for special needs populations) as well as facilities that serve low-income neighborhoods/census tracts (parks/recreation facilities, neighborhood facilities, transit oriented facilities). Day centers for the homeless, behavioral health facilities, and emergency shelters were identified on a county-wide need for public facilities. The City of Everett will consider these needs in addition to specific citywide priorities.

How were these needs determined?

Everett residents, almost half identified as low-income, and the organizations serving economically disadvantaged, elderly, and disabled populations were surveyed. City departments, local governmental agencies, and private sector housing entities were also surveyed. Public hearings and meetings were held in conjunction with Snohomish County, Everett Housing Authority, and the Housing Authority of Snohomish County to determine housing and non-housing needs in the City and County. Survey input was combined with "City of Everett Findings from the Snohomish County Community Needs Assessment" (conducted by Applied Research Northwest LLC), "2020 – 2024 Consolidated Plan Survey: City of Everett Results" (agency focused survey, conducted by Snohomish County Human Services Department), and City of Everett's Housing Strategy Part One and Two.

Describe the jurisdiction's need for Public Improvements:

The City anticipates that funding will be needed for street lighting, sidewalk improvements, drainage and neighborhood improvements. ADA Accessibility and Disaster Mitigation were identified on a county-wide need for public improvements. The City of Everett will consider these needs in addition to specific citywide priorities.

How were these needs determined?

Public Improvement needs were determined in the same efforts as Public Facilities.

Describe the jurisdiction's need for Public Services:

The City anticipates that funding will be needed for homeless health, mental health, and substance abuse services; crime prevention; mental health services; senior basic needs; and job

retention/creation/training. Affordable housing, rental housing assistance, dental care, and food access were identified on a county-wide need for public services. The City of Everett will consider these needs in addition to specific citywide priorities.

How were these needs determined?

Public Service needs were determined in the same efforts as Public Facilities.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Based on the most recent numbers, Everett's population in 2018 was estimated at 111,200 people. Everett has seen modest growth in its population, especially compared to faster growing areas in the Puget Sound region. From 2010 until 2017, the city has seen an increase of 4,541 persons, with "30 – 34 yrs" and "60 to 64 yrs" as the largest contributors to growth.

From 1999 to 2018, Everett's population increased 28% while only 24% more housing units were added. Despite the housing spike in 2016, there is a clear decline in the number of housing units added starting in 2010. From 1999 to 2010, the city was adding 650 units each year; from 2011 to 2018, the city has added 231 units per year, even with the increase of 747 units added in 2016 factored in.

With the population growth and changing demographics for the region, the composition of Everett's households has changed and with it, so is the type of housing being provided to meet need. As with many metropolitan cities, Everett's household composition is distinguished from Snohomish County. Everett has a much larger share of the households being nonfamily than Snohomish County, which has a majority of their households being married-couple family households.

Everett's allocation of urban growth from Snohomish County and the Puget Sound Regional Council would increase the city's population to 165,000 by 2035. This growth allocation is not consistent with actual growth trends in the city. A more realistic projection would be approximately 140,000 people in 2035, an increase of around 30,000 people from 2018 and around 12-13,000 new housing units.

The following sections (MA-10 - MA-35) of the Market Analysis are not required by HUD for the City of Everett to complete; these sections are instead managed by Snohomish County as part of the Consortium. However, City Staff have provided the following information to provide a snapshot of Everett's market conditions for consideration in future efforts.

MA-10 Number of Housing Units - 91.210(a)(b)(2)

In 2018, there were 46,028 housing units in Everett. Roughly 44% of the units were in multifamily (3+ unit) buildings.

Table: Point-in Time Count

Location	2018 Persons	2019 Persons
Unsheltered	378	599
Emergency Shelter	364	406
Transitional Housing	116	111
TOTAL	858	1116

Source: Snohomish County

Table 1

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In 2018, the Housing Consortium of Everett and Snohomish County completed a “Housing Snohomish County Project” to quantify and address affordable homes in Snohomish County. One part of that project was to complete an inventory of low-income housing units serving the county. In the table below, the units set aside to serve low-income populations within Everett are identified.

The Puget Sound Regional Council (PSRC) obtained Spring 2017 rental data from Dupre+Scott. This data included market rate occupied apartments in Everett[1] and provides a snapshot of market rate units available based on income

This information can be seen in Table 2.

Table: Point-in Time Count

Location	2018 Persons	2019 Persons
Unsheltered	378	599
Emergency Shelter	364	406
Transitional Housing	116	111
TOTAL	858	1116

Source: Snohomish County

Table 2

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City works with Snohomish County on the provision of affordable housing in city limits. Current data as well as applications received over the past five years by the Snohomish County Human Services Department to preserve units at risk of conversion to market-rate units suggests that there is a continued risk of loss of some units from this inventory. Units may become at risk of loss from this inventory when the required period of affordability expires, because at that time, the building owner may choose to rent the units at market rate. Various factors such as whether the property owner is a private owner or non-profit owner, the condition of the property, the level of subsidy compared with market rents, and demand for housing in the local market can affect the risk of loss. The Department of Commerce - 2017 Housing Affordability Response Team (HART) recommendations, June 2017, indicates that one of the most critical issue relates to how to maintain the physical condition of affordable housing properties so they continue to provide quality homes for low-income renters. Project revenues, due to required rent limits, are low and owners cannot afford major repairs from cash flow and cannot take out loans to finance repairs because revenues are not sufficient to service debt. For home owners, the supply of affordable homes for purchase continues to decrease. Affordable first-time homes are being purchased as rentals reducing the availability of affordable homes for first-time homebuyers. Rental occupied single-family homes have increased significantly. The growth of single-family home rentals on the market has increased significantly, especially in low- and moderate-income markets.

Does the availability of housing units meet the needs of the population?

There are currently not enough housing units that are both affordable and available on the market to meet the current need, an impact that is most evident with low- and moderate-income renters and owners. The levels of cost-burden experienced by these households is much greater

than the levels of cost-burden experienced in the population as a whole, with extremely low- and low-income renters experiencing the most cost burden. More on the cost burden of housing for Everett residents can be found in the Cost of Housing section in this document.

Describe the need for specific types of housing:

Everett's allocation of regional growth would be 165,000 people by 2035, requiring approximately 23,000 housing units to be added to the city's housing supply.

If the distribution of household income remains similar to previous years, housing serving households that earn 50% AMI or less most often require some subsidized housing or may be faced with substandard housing or being cost burdened. These projections indicate that almost 13,000 of the new housing units would need to serve low-income households. These units would need to cater to Everett's largest demographic indicator, nonfamily households looking to rent with limited incomes.

Discussion

In order to accommodate the projected population growth anticipated and the existing squeeze of housing available for 100% or less of AMI households, city staff have begun the process of evaluating existing zoning policies. Named "Rethink Zoning", with a strong housing component named "Rethink Housing," this comprehensive regulatory overhaul will consider policies and design regulations that potentially restrict development of housing. Housing is needed at all price points and without accommodations for growth the existing supply and demand will continue to grow in disproportion to each other.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs have been increasing throughout the region. The cost of housing in Everett, whether for sale or rent, has seen a relative steady increase over the years.

When analyzing housing costs for all Everett residents, a lens of 'cost burden' must be used to properly evaluate adequate supply. Cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe cost-burden is defined as paying more than 50% of household income for housing.

Approximately 41% of Everett households pay more than 30% of their income for housing; nearly 18% are severely cost-burdened, paying more than 50% of their income towards housing. The households most impacted by the cost of housing are low-income renters.

Home Sales

Single family home sales since 2000 show the effects of the recession on values. Since 2011, the median sales price has doubled; since the peak of the market before the recession (2007), median sales price for single family homes is up 26%.

Rental Costs

The estimated median market rent has also increased. At the end of 2011, the estimated median market rent in Everett was \$1,197. The market rent has now increased to \$1,583, a 32% increase during this 8-year period.

It is evident that a large number of renters in Everett are cost burdened. Nearly half of all rental households pay more than 30% of their income on housing costs, and 23% are severely cost-burdened. The lowest income households are most impacted. 76% of all low-income rental households are severely cost-burdened.

When a low-income household is severely cost-burdened, it indicates that the household has less income for other essential needs, like health care, food and education; it is also an indicator of being at risk of homelessness.

In the chart below, even those with 100% AMI are left without means to live without a housing cost burden.

Census Estimates of Home Value and Contract Rent

The data reported by Zillow for Everett differs from the official data provided by the Census Bureau. In the Home Sales data shown above, the data reflects the sales price of homes. In the table below, the value reflects median home value for all homes, not just those that are sold.

Table: Point-in Time Count

Location	2018 Persons	2019 Persons
Unsheltered	378	599
Emergency Shelter	364	406
Transitional Housing	116	111
TOTAL	858	1116

Source: Snohomish County

Table 3

Is there sufficient housing for households at all income levels?

No. Everett's allocation of regional growth would be 165,000 people by 2035, requiring approximately 23,000 housing units to be added to the city's housing supply.

If the distribution of household income remains similar, the following table shows the housing need by income groups. Housing serving households that earn 50% AMI or less most often require some subsidized housing, or may be faced with substandard housing or being cost burdened. These projections indicate that almost 13,000 of the new housing units would need to serve low-income households.

This can be seen in Table 4.

Table: Point-in Time Count

Location	2018 Persons	2019 Persons
Unsheltered	378	599
Emergency Shelter	364	406
Transitional Housing	116	111
TOTAL	858	1116

Source: Snohomish County

Table 4

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is unlikely to change considering the increase of home values and rent costs. With an increase of demand and diminishing supply, until new units are added, housing costs will continue to rise with those on restricted incomes bearing the burden of cost of living adjustments. While the median home value in Everett decreased by 3.4%, the cost of home sales has never been higher. Without new development, this implies that the value of Everett's aging home stock will continue to decrease. Market rent, indicating a 32% increase over an 8 year period, will continue to rise.

How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Area Median Rent is higher than some of the Fair Market Rents and HOME Rents and lower than others; using the Area Median Rent for the area does not provide a comparison by unit size. Based on previously acquired data from Snohomish County, Low HOME Rents are lower than the Fair Market Rent and average rent across unit sizes, except for efficiency units. The High HOME Rent is either comparable to or a little higher than the Fair Market Rent or average rent across unit sizes, except for four-bedroom units where it is lower.

This comparison suggests that using HOME funds to produce or preserve affordable rental housing does generally make the units assisted more affordable to low-income households, but that some households, especially extremely low-income households, would still require additional rent subsidies to make the units affordable. HOME projects to produce or preserve affordable rental housing that also have rent subsidies from other sources or that serve a mix of incomes may be the most effective way to serve households at lower incomes.

While producing and preserving affordable rental housing with HOME dollars continues to be an important long-term strategy to increase and maintain this type of housing stock in our community and to leverage other state and federal funds to assist with these local efforts, combining this strategy with the utilization of a portion of HOME funds to provide limited-term tenant-based rental assistance for extremely low-income households, including homeless and at risk persons, could be an effective way to provide immediate housing assistance to the most vulnerable and cost-burdened households in our community who are priced out of the housing market.

Discussion

Housing costs have risen faster than incomes in the past ten years, making housing less affordable in Everett. The significant reduction in the pace of new housing as a result of the recession will continue to put pressure on rent prices due to lower vacancy rates. While some households

of moderate and higher income can choose to be cost burdened while not greatly affecting overall quality of life, cost burdened households with low to extremely low income have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction

MA-20 Housing Market Analysis: Conditions of Housing - 91.210(a)

Introduction

Everett has a housing stock that spans more than 125 years and has a higher share of older homes than other cities in Snohomish County. About two-thirds (30,515) of Everett's housing stock was built before 1990. Housing units built before 1978 may have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards, particularly to children. Federal law governs this health hazard when using federal funds, and lead paint controls or abatement is now required for any project that uses federal funds. Age of housing is commonly used to estimate the risk of significant hazards in the home.

Conditions of rental units may be associated with incomplete kitchen facilities, incomplete plumbing facilities, overcrowding with more than one person per room, and cost burdened with more than 30% of income used for housing.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

"Standard Condition" is defined as a housing unit that has basic infrastructure, is structurally sound, provides safe and adequate shelter, in present condition provides for the health, safety and well being of the occupants, and meets HUD's Section 8 Housing Quality Standards.

"Substandard Condition" is defined as a housing unit that does not have basic infrastructure, is not structurally sound, does not provide safe and adequate shelter, in present condition endangers the health, safety or well being of the occupants, and/or does not meet HUD's Section 8 Housing Quality Standards.

"Substandard Condition but Suitable for Rehabilitation" is defined as a housing unit that, at a minimum, does not meet standard condition but that has basic infrastructure and can be brought up to standard condition.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Owner and rental rehabilitation was identified as a priority need (see Needs Assessment section) and is due to the older housing stock. Owner occupied units are generally in better condition than rental occupied units. Maintaining persons in existing homes, in addition to providing new development, will be a key factor in maintaining housing affordability within the City as well as prevention of growing homeless population. With more than half (23,438) the City's housing stock built before 1980, there are numerous homes with potential lead-based paint hazards. Routine maintenance is necessary to keep this older housing stock from becoming substandard.

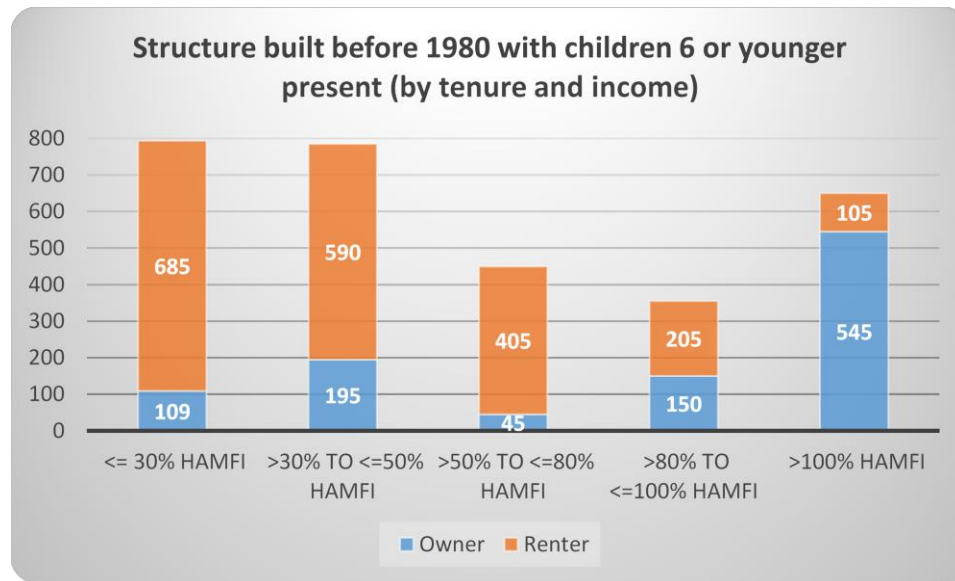
A significant number of rental housing unit are shown to lack complete plumbing or kitchen facilities. These units are mostly occupied by extremely low-income households.

Income	Owner	Renter
<= 30% HAMFI	10	320
>30% to <=50% HAMFI	0	110
>50% to <=80% HAMFI	0	75
>80% to <=100% HAMFI	0	25
>100% HAMFI	10	0
Total	20	530

Source: 2011-2015 CHAS data (Table 3)

Table 5

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead based paint hazards. 91.205(e), 91.405



Source: 2011-2015 CHAS data (Table 13)

Table 6

Discussion

The existing housing stock for owner occupied and rental units in Everett is aging; preservation and rehabilitation continues to be a high need.

MA-25 Public and Assisted Housing - 91.210(b)

Introduction

Everett has 4,512 units of permanent subsidized housing with a range of rental assistance sources including Section 8 Housing Choice Vouchers (HCVs), Section 8 Project-Based Vouchers, HUD Section 202 Supportive Housing for the Elderly Rental Assistance, and HUD Public Housing. As of

July 2014, there were 2,885 HCVs in use in Everett administered by the EHA. The HASCO owns one project in Everett – Jackson House and administers Section 8 Vouchers in Everett under agreement with the EHA.

The Housing Authority of the City of Everett will continue its efforts to ensure the long-term viability of its real estate assets over the next five years. As a first step towards that objective, in October 2014 three former Public Housing developments were converted to HUD’s Rental Assistance Demonstration (RAD) program, an action that provided access to bonds and private financing for the renovation of those sites. EHA will continue to look for ways to reposition its viable assets, by utilizing the RAD program or other tax credit opportunities. EHA will also seek to replace its non-viable assets over the next five years, beginning with the Baker Heights neighborhood. It will look to expand its access to non-federal housing resources, and to define its role in meeting the city of Everett’s affordable housing needs as projected under the Growth Management Act and Snohomish County’s H0 5 Report.

Over the next five years EHA will aim to achieve 100% Voucher and budget utilization annually, allocating the maximum 20 percent of Project-based Vouchers within the overall Housing Choice Voucher program budget authority. It will implement program policies and procedures that maximize monetary resources in the administration of its subsidized housing programs. EHA will also seek maximum flexibility from federal regulations and statutes in order to reduce program costs and meet local housing needs and priorities, including via the Moving to Work Demonstration, or a successor program. EHA will continue to develop partnerships with local non-profits and agencies that provide quality supportive services to low-income and vulnerable populations, either within the context of EHA’s programs, or via referral to another agency’s programs.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in the approved Public Housing Agency Plan

Describe the restoration and revitalization needs of public housing units in the jurisdiction: In addition to planned upgrades to building envelopes and infrastructure, the Baker Heights neighborhood (Public Housing), 244 units of attached one story buildings located in North Everett, is considered non-viable. HUD will not fund renovation of these units, having determined that it would be more cost effective to construct replacement housing. EHA has conducted extensive public outreach and input from residents and neighbors on design for the new units. At this time, EHA staff are working closely with the City of Everett’s Planning Department and Permit Services to submit a proposal that meets community needs as well as city design standards.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In addition to renovating its developments, EHA strives to improve the living environment of its housing program participants through supportive services, delivered both in-house and externally. EHA's Resident Services Department provides service coordination that aims to remove barriers to economic independence and promote higher quality living among our residents. Areas of focus include financial education, setting and attaining employment and education goals, and addressing mental and physical health issues. We also provide an academic enrichment program for school-age residents. EHA has also developed partnerships with local non-profits and agencies that help us raise our resident's quality of life. This coordinated effort helps our clientele to be successful tenants of subsidized housing, and also provides a means for them to break the cycle of poverty.

Discussion:

The Everett Housing Authority provides a critical role in the affordable housing supply in Everett. Their properties are well managed and in good condition. They will continue to seek federal funding to improve its housing stock and improve the living environment of its residents.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

Snohomish County is the lead entity in the partnership to end homelessness in our community. Each year, a "point-in-time" count of those experiencing homelessness takes place in January. The picture from 2019 showed about a 40% increase over the last year in the number of unsheltered persons surveyed, while the overall trend for persons facing homelessness remains upward with an increase of approximately 10% since 2013.

2019 data is unavailable, however in the 2018 point-in-time count identified family crisis, job loss, substance use, lack of affordable housing and eviction as the most frequent reasons for homelessness. Nearly 84% of unsheltered adults surveyed reported at least one disabling condition.

Everett works with several agencies, programs, and facilities that provide emergency shelter and transitional housing. Emergency shelters offer safe and secure placement, under limited time periods, for individuals and families to reside while they prepare to move into permanent

housing. Transitional housing is longer term housing than emergency shelter with varying degrees of support services. Transitional housing and emergency shelter units typically receive ongoing funding like permanent subsidized units, but differ as tenants must leave after a certain time period or goal is reached.

There are 92 transitional housing units and 334 shelter spaces in Everett. There are an additional 46 transitional units that are counted as permanent units as they are funded through the Section 8 Project Based Voucher program for the homeless, and residents will receive a Housing Choice Voucher upon leaving transitional housing.

Table: Point-in Time Count

Location	2018 Persons	2019 Persons
Unsheltered	378	599
Emergency Shelter	364	406
Transitional Housing	116	111
TOTAL	858	1116

Source: Snohomish County

Table 7

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Access to mainstream resources is a critical step for persons experiencing homelessness to achieve greater self-sufficiency. In 2003, Snohomish County’s Homeless Policy Task Force adopted the Housing First model which emphasizes re-housing homeless people as soon as possible and providing housing assistance and follow-up case management to help them maintain housing. In 2014, the Everett Community Streets Initiative Task Force was convened to better understand street level social issues and identify potential short and long term actions for the community to address those issues. The task force recommended policies in six different categories to, amongst other things, provide more and enhanced services to street populations, provide more housing and shelters, and improve inter-agency coordination and communication. In 2015, Everett’s Community Streets Initiative Task Force ignited the conversation for who and how to address the complex social street level social issues that had been progressively growing in our city. Strategies focused on aching public safety through care, collaboration and accountability.

Safe Streets programs were developed to begin addressing these complex issues by engaging our community, aligning efforts with industry partners, advocating for resources and systems change, and providing education on root causes and reducing stigma.

External agencies servicing the homeless population in Everett currently provide a wide array of services to prevent homelessness and provide support services for those that are homeless such as basic needs of food, showers, clothing, as well as helping to obtain counseling, mental health counseling, health and dental services, dispute resolution, case management, substance abuse recovery assistance, transportation, financial planning, parenting training, childcare, independent living skills, connections to GED completion and financial aid, employment readiness training, and job placement.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Domestic Violence Services: emergency shelter, housing, crisis line, support groups, case management, legal advocacy, and Community Education Program

Everett Gospel Mission: emergency dormitory beds, food, showers, clothing, transportation, employment readiness training, resume preparation, job search/placement, independent living skills, addiction recovery program, health/dental clinic, conflict resolution, and art therapy

Volunteers of America: emergency shelter hotel/motel vouchers, case management, housing advocacy, food, clothing, financial planning, parenting training, medical services, employment programming for people with learning disabilities, and landlord/tenant dispute resolution

Salvation Army: motel vouchers, food, hygiene packs, dental services, prescriptions, transportation vouchers, crisis counseling, eviction prevention, move-in/relocation assistance, utility vouchers, training programs in budgeting, and employment readiness

Interfaith Assoc.: shelter beds, food, clothing, case management, Children's Emergency Assistance Program, emergency funds, parenting training, financial planning, a tutor program, and the Cars to Housing Program, which accommodates families living in cars/mobile units

Housing Hope: youth emergency and transitional beds/housing, family transitional/permanent housing, adult permanent housing, food and household supplies, emergency funds, case management, counseling, childcare, career planning/job placement, adult/child health clinics, anger management, independent living skills training, and homeownership readiness training/placement

Life Changes Ministry: transitional housing for single adults, clean/sober housing for single men, case management, outpatient treatment, addiction classes, anger management, youth groups, meals, laundry/showers for homeless, beauty salon, meals, child care, and employment training

YWCA: motel vouchers, emergency housing, domestic violence transitional housing, food, furniture, clothing, school supplies, clothing, case management, financial assistance, money management, counseling, legal clinic, employment readiness, support groups, parenting, nutrition, and domestic violence classes

Cocoon House: emergency/transitional beds, food, clothing, counseling, case-management, family reconciliation, referrals to counseling, hygiene, independent living, certified on-site high school, Teen Advocate Prevention and Intervention Program, job training, truancy/drop-out intervention, and outreach in public schools

Friends of Youth: transitional beds, case management, counseling, support groups, referrals for mental illness and chemical dependency treatment, health care training, STD/HIV prevention, independent living skills, job placement, job search/retention, referrals to schools, GED completion, financial aid, scholarships, grants for college, and homelessness prevention

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

Special needs populations include, but are not limited to, elderly persons, people with disabilities, persons with HIV/AIDS, survivors of domestic violence, and people with behavioral health disorders. There is a variety of government, nonprofit, and private service providers in Everett that help provide for their special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and frail elderly persons: Housing with supportive services includes senior apartments with service coordinators, assisted living facilities, congregate or group housing, nursing homes, programs providing chore services, in-home care, meals, transportation, adult day services, senior

information and assistance line, and minor home repair and home rehabilitation programs. For the development of the 2020-2023 Area Plan on Aging - Snohomish County Council on Aging Area Plan Survey, older adults identified housing as the second highest need at 33%. For adults living on fixed incomes, older adults are at risk of becoming homeless and many already pay most of their income for rent. If it weren't for food services, many would go hungry.

Persons with disabilities (physical and cognitive): Housing with supportive services in the community for this population varies. It includes other supportive housing programs in the community for low-income and homeless persons that serve persons with disabilities. Housing for people with developmental disabilities includes congregate living in single family homes, small multi-family, group homes, and residing at home with parents or family members. Many people with developmental disabilities receive supportive services that help with personal care or daily living skills through the Washington State DSHS Department of Development Disabilities or through Medicaid.

Persons with mental illness: Snohomish County has several facilities that provide treatment and residential services to adults with persistent mental illness, with many residents coming directly from Western State Hospital, but there are few openings in these settings. Snohomish County also has a Crisis Triage Facility, providing short-term treatment (3-5 days) to adults who are experiencing a behavioral health crisis. Homelessness is not considered a reason for admission. For adults who need ongoing 24/7 support, Adult Family Homes, licensed through the Department of Social and Health Services, may be an option.

Persons with alcohol or other drug addiction: Outpatient treatment is available to low-income individuals with a substance abuse disorder. A program that assists this population with rental housing assistance for up to six months is available, but the need far surpasses the resources. Assistance for people exiting residential treatment and transitioning to community-based care is also needed due to the risk of homelessness; a limited pilot program is just beginning to help address this need. Snohomish County has little to no inpatient treatment capacity for Medicaid or low-income persons.

Persons Living with HIV/AIDS: Assisted housing is coordinated through one organization that serves 75 persons annually, with a current wait list of 8 persons. Medical assistance/case management for another 319 persons is provided through another organization that also provides connections/referrals to mental health services, substance abuse and chemical dependency treatment services, and housing assistance programs. In addition, there are two HASCO Section 8 project-based units for this population.

Victims of domestic violence: The housing and supportive service needs of victims of domestic violence include emergency shelter and supportive housing. Services needed include legal advocacy, support groups, children's programs, and community education and advocacy. Alternative emergency shelter is sought for anyone turned away who is in immediate danger.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Snohomish County has several programs aiming to assist persons returning from mental and physical health institutions to access housing resources. The HARPS Program (Housing and Recovery through Peer Services) can provide limited financial and case management services to adults to assist with removing barriers to housing. The North Sound Regional Support Network, employs two liaisons to Western State Hospital, working with community mental health centers throughout our region to develop release plans that include safe and affordable housing for adults when discharged. Additionally, Compass Health operates an inpatient transitions program, assisting adults discharging from local psychiatric facilities to access ongoing treatment and housing related resources. Finally, the Sales Tax Housing Voucher Program provides financial assistance in the form of short-term housing vouchers to adults engaged in substance use or mental health treatment. Snohomish County provides housing vouchers through the Recovery Support Program (RSP) that offers short-term (up to 6 months) funding assistance for persons participating in outpatient substance abuse disorder treatment. Snohomish County is also participating in a pilot project to offer up to three months of housing assistance for this population at discharge for persons who were homeless at the time of entry into the program and who will also be homeless at the time of exit from the program. The Housing Authority of Snohomish County (HASCO) administer 50 Section 8 Category 1 vouchers for persons with disabilities exiting institutions such as nursing homes or other health care facilities. The program combines rental assistance vouchers with supportive services provided by the Department of Social and Health Services (DSHS), funded by Health and Human Services Centers for Medicare and Medicaid, to allow participants to live independently in the community. In addition, major local hospitals have social service teams and/or discharge planners in their emergency departments that assist with placement. There are accessible units available in all newer multifamily developments of four, or more, units. EHA and SSSC have housing developments with units reserved for people with physical disabilities. The disability Resource Center offers a range of services including information and referral, independent living skills training, peer support skills training, self and system advocacy training, and ADA access consulting. Other agencies such as Catholic Community Services' Volunteer Chore Services, Transportation, and Long Term Care provide services to the disabled, and the City of Everett's CHIP Program provides funding to income-eligible households for home accessibility modifications.

Compass Health owns housing units, some of which have supervised residential treatment programs, to serve their mental health clients. They administer Plus Care vouchers which are used within the City of Everett, and offer a number of mental health services, including counseling, inpatient treatment, an employment support program for the chronically mentally ill, and a drop-in center that has been very successful in

assisting the homeless mentally ill with treatment, housing, obtaining income subsidies, and job training. Catholic Community Services also offers mental health counseling services on a sliding fee scale. There is also a well-coordinated crisis services system in Snohomish County with Volunteers of America's crisis line, Snohomish County Human Services Division's involuntary treatment program, and Compass Health's voluntary crisis assistance program to assist persons with mental illness.

Everett Housing Authority Bridge Creek Apartments is the only housing project specifically dedicated to those with developmental disabilities. The Division of Developmental Disabilities provides, or funds agencies to provide, a wide range of services. On its web page the Division has a resource guide describing services provided by over 180 agencies including advocacy, assistive technology, education, employment services, housing and living resources, and recreational opportunities.

In Everett, there are not many housing options for people in recovery from chemical dependence. Catholic Community Services has project-based voucher units at the Family Tree Apartments for chemically dependent women with children. Evergreen Manor also has limited housing for the chemically dependent. Most of the available housing is privately run clean and sober houses for people coming out of treatment. Walnut Group is the largest provider of this type of housing in Everett. Evergreen Manor also provides detoxification treatment and follow-up residential and outpatient recovery services. Catholic Community Services, Snohomish Health District and Compass Health (through its subsidiary FOCUS) offer substance abuse treatment counseling.

Catholic Community Services and Snohomish Health District offer and/or coordinate a range of HIV/AIDS-related treatment and services in Snohomish County. Catholic Community Services also administers the Housing Opportunities for Persons with AIDS tenant-based rental subsidies available in Snohomish County, as well as transitional units.

Domestic Violence Services of Snohomish County has emergency shelter beds and transitional housing beds in Everett. In addition to this housing, the Snohomish County Center for Battered Women offers a 24-hour crisis hotline, programs for children, legal advocacy, and support groups.

Specify the activities that the jurisdiction plans to undertake the next year to address the housing and supportive needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Not applicable. This narrative is applicable to State Government grantees. See narrative below applicable to Entitlement/Consortia grantees.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.220(2))

The City will provide limited funding to support the provision of basic needs services to low-income residents through the CDBG and HOME programs.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Snohomish County is one of four counties in the Puget Sound Economic Development Region, comprised of King, Kitsap, Pierce, and Snohomish Counties. The Region contains a mixture of mature and emerging industry clusters that export goods and services that drive job creation and import wealth into the region. The following ten clusters drive the regional economic development strategy that is focused on enhancing competitiveness by improving economic efficiencies, creating robust supply chains, and supporting technology transfer: aerospace, business services, clean technology, information technology, life sciences and global health, maritime, military, philanthropies, tourism, and transportation and logistics. Within this regional context, Snohomish County has a robust economy with many unique aspects.

Everett sits as Snohomish County's largest city and the County seat. The City is designated as a Metropolitan City by the Puget Sound Regional Council (PSRC) and central city area, downtown and vicinity, as a Regional Growth Center. In alignment with growth populations, over the last five years, Everett's labor force has increased in numbers and the unemployment rate has declined. Manufacturing, educational services, and health care and social assistance are the largest sectors of employment in Everett.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	348	67	1	0	-1
Arts, Entertainment, Accommodations	4,705	5,172	12	6	-6
Construction	3,401	2,294	8	3	-5
Education and Health Care Services	7,135	14,604	18	18	0
Finance, Insurance, and Real Estate	2,114	2,296	5	3	-2
Information	1,417	1,279	3	2	-1
Manufacturing	8,897	39,178	22	48	26
Other Services	1,473	1,705	4	2	-2
Professional, Scientific, Management Services	3,088	3,269	8	4	-4
Public Administration	7	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	5,506	7,459	14	9	-5
Transportation and Warehousing	985	1,668	2	2	0
Wholesale Trade	1,626	1,910	4	2	-2
Total	40,702	80,901	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	55,804
Civilian Employed Population 16 years and over	50,660
Unemployment Rate	9.20
Unemployment Rate for Ages 16-24	26.46
Unemployment Rate for Ages 25-65	6.38

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	10,090
Farming, fisheries and forestry occupations	2,575
Service	6,685
Sales and office	11,395
Construction, extraction, maintenance and repair	5,935
Production, transportation and material moving	4,335

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,264	64%
30-59 Minutes	11,965	25%
60 or More Minutes	5,534	11%
Total	48,763	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,290	610	2,500
High school graduate (includes equivalency)	10,505	1,099	3,935
Some college or Associate's degree	17,154	1,415	4,965
Bachelor's degree or higher	10,509	660	1,625

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	180	380	765	940	1,250
9th to 12th grade, no diploma	1,620	1,610	1,150	1,570	755
High school graduate, GED, or alternative	4,155	4,735	3,555	7,514	3,310
Some college, no degree	4,185	5,310	3,915	7,685	3,400

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	600	2,145	1,755	3,209	705
Bachelor's degree	575	2,930	2,180	4,375	1,480
Graduate or professional degree	35	685	720	2,064	935

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,429
High school graduate (includes equivalency)	30,952
Some college or Associate's degree	35,408
Bachelor's degree	52,245
Graduate or professional degree	65,038

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Although the City of Everett's economy has been diversifying and growing, manufacturing and specifically the aerospace industry are by far the largest employment sector with 48% of the jobs. Everett is the largest manufacturing cluster in the state, and Snohomish and King Counties make up the largest aerospace cluster in the nation. Following manufacturing, the largest employment sectors for the City of Everett are education and health care services; retail; arts, entertainment and accommodations; and professional, scientific, and management services. Health care and education which make up 18% of the jobs, continue to experience significant growth with expansion of the Providence Regional Medical Center Everett and associated clinics; and expansion of facilities at Everett Community College, the growth of the branch campus of Washington State University, and the private Trinity Lutheran College in downtown Everett.

Describe the workforce and infrastructure needs of the business community:

The city's workforce is dominated by sales and office workers and professionals in the management, business and financial sector, with these two classifications making up over half of occupations by sectors.

Transportation is one of the key infrastructure needs of the business community and the community as a whole. While the need goes well beyond Everett and Snohomish County and is regional in nature, a transportation system that provides for the efficient movement of people, freight and goods, is key to the continued economic health of the community. Education is another workforce need. In the increasingly technology driven workplace, there is an expanding need for post-K-12 and post-graduate education in the fields of science, technology, engineering and mathematics (STEM).

The city's workforce depends on reliable transportation infrastructure to conduct business. Over half of the city's workforce has a travel time of 30 minutes or less, which indicates that regional (not federal) road and transportation systems are utilized the most. Maintaining local connections, roadways, pathways, and alternative transportation systems will be key in the upcoming years for growth in city limits.

It is consistent with findings of the Washington State Education and Training Workforce Development Board that between 2016 and 2021, the skills gap will continue to grow for high demand, mid-level occupations, negatively impacting the productivity, quality, and output or sales of businesses statewide. Business community members also consistently identify critical infrastructure needs with a strong focus on transportation and transit.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.

Describe any needs for workforce development, business support or infrastructure these changes may create.

Under the aegis of the Snohomish County Blueprint Partnership, government, education, workforce, and economic development partners have launched several major initiatives designed to increase the global competitiveness and prosperity of the entire community. Snohomish County is home to two Innovation Partnership Zones designated by the Washington State Department of Commerce: The Aerospace Convergence Zone and the Bothell Biomedical Manufacturing Zone. These zones have been created to facilitate the research, technology transfer, and commercialization cycles and to attract investment in cutting edge technological advancements, creating high-wage employment opportunities. These two zones are incorporated within the North Puget Sound Manufacturing Corridor, which stretches from Arlington in the north to the King

County line in the south along Interstate 5. The zone also includes two FAA general aviation airports; a Manufacturing Industrial Center centered around Snohomish County Airport-Paine Field; and a proposed Manufacturing Industrial Center in north Marysville/Arlington; as well as numerous centers of excellence and innovation operated by public institutions of higher education. Government, education, economic, and workforce development partners have aligned efforts to individually and collectively attract federal, state, and private investment in infrastructure, transit, transportation, research and development, and educational resources to attract and grow businesses offering tens of thousands of well-paying, high-skill jobs. These businesses will also generate billions in revenues that can support additional funding for schools, parks, social services, and arts, to the benefit of every Snohomish County resident.

Within the City of Everett, substantial growth has occurred along major transit corridors. In the north end, waterfront uses around the Port of Everett as well as the Snohomish River have seen growth in both residential and industrial sectors. The north end is also home to the Washington State University satellite campus, which had considerable capital growth in 2018 and 2019, will continue to see growth for student housing and services in the next five years. The north Riverside area has seen an expansion of single family attached homes, as well as growth with open public spaces in the form of public trails and green areas. Everett's downtown core welcomed industry toy manufacturer, Funko, in 2018 and has continued to see expansion of office development and needs from the local manufacturer, bringing in more educated workforce to the downtown area. In addition, new market rate housing units continue to expand and develop within the downtown area – an effort that was incentivized by the recent Metro Everett code overhaul which focuses on increasing dense residential development in the downtown core. Along Broadway Avenue, which runs north/south through Everett, both affordable housing, transitional housing, and market rate housing has developed along with industrial, retail, and service industry growth. The area around Everett Station will be prioritized for future light rail expansion and has recently been designated an Opportunity Zone. Further south, along Evergreen Way towards the Westmont/Holly neighborhoods, the City of Everett's Economic Development Division has prioritized the area for focused commercial growth as well as increased housing.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Everett's unemployment status is estimated to be around 9.2%; the highest unemployed group is between the ages of 16 – 24 years old. This increased rate from prior years shows that even though there is strong economic growth as Everett's population has increased, there is a lack of entry-level positions for persons under 25 years of age.

Educational attainment of those under 25 years of age indicates that potential reasons for the increase in Everett's unemployment could be in part due to the increase in college aged students within the city. Over 73% of persons 25 years or younger attained a High School Diploma and

have “Some College, No degree”. With the growth of Everett Community College and Washington State University within city limits, this trend will continue to increase. This is indicated by 41% of the Civilian Employed Labor Force having “Some College or Associate’s Degree.”

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Work Source Everett/Snohomish County, in conjunction with the state Employment Security Department, is a place where job and career seekers can find assistance in one place. A joint venture with a broad range of social service, educational and trades organizations; it has training programs aimed at a number of specific populations. Workforce Snohomish, the local workforce investment board, and every K-20 public educational institution in Snohomish County are collaborating on workforce training initiatives to address this skills gap and create economic opportunity for all Snohomish County residents.

For some time the City has worked for the siting of a four-year university in the community, and that is coming to fruition with the advent of a branch campus to Washington State University (WSU) in North Everett which operates conjunction with the Everett University Center, that also coordinates degrees from Western Washington University (WWU) and Central Washington University(CWU). Co-locating and operating with and sharing the campus of EvCC; WSU began with offering of engineering degrees and an emphasis of STEM programs. Vocational and technological programming is emphasized at the Sno-Isle Skills Center, EvCC and the Applied Technology Center in SW Everett.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Puget Sound Regional Council’s (PSRC) Regional Economic Strategy for the Central Puget Sound Region includes Everett and Snohomish County. In the Regional Economic Strategy there are the following goals:

Ensure residents have access to family wage jobs, and employers have access to world-class employees.

Foster a regional business climate that supports new high quality investment and job creation.

Harness the entrepreneurship and technology innovation assets in the region.

Advance the region's infrastructure to meet the demands of a globally connected modern economy.

Ensure a healthy and beautiful environment, vibrant and thriving communities and a high quality of life for all the region's residents.

The Economic Alliance of Snohomish County (EASC), a local Economic Development Agency, is also involved in advocating and implementing economic initiatives for Snohomish County, Everett and other cities, business interests and service organizations in the county as well as supporting and advocating the regional initiatives. The strategies for EASC in their 5-year Work Plan include the following:

Industry and Resource Development-Actions will focus on business retention/expansion, business attraction and regional marketing, and identification of county resource issues which support the prior two activities.

Business Retention and Attraction-Provide support that assists the growth of Snohomish county companies and high-wage primary jobs.

Business Attraction-Identify and recruit companies from outside the state with expansion/relocation projects.

Resource Development-Focus on selected resource projects that enhance retention/expansion and attraction/marketing strategies. Coordinate efforts with Advocacy business line.

Small Business and Community Development-Focuses on connecting small businesses with the resources they need to grow jobs. Also provides venues for business and community interaction.

Small Business Development

Community Development

Advocacy-Develops, implements and coordinates strategies to influence policy decisions acquire resources and raise awareness at the local, state and federal levels around issues critical to the sustained competitiveness of our region.

Management of Regional Policy Issues

Education and Workforce

Transportation Infrastructure

Discussion

The City will continue to collaborate and support PSRC and EASC on the economic development initiatives described above; and to address workforce, education, transportation and infrastructure needs in our community and the region. CDBG funds will continue to be targeted at those most needy in our community, addressing low income housing, homelessness, human and social services.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Census Tracts with a concentration of housing problems are: 409, 411, 414, 415, 412.02, 416.01, 417.01, 418.05, 418.06, 419.03, 419.04, and 419.05. Housing problems are identified as housing for renters and owners that encompasses one or more physical and/or financial conditions for cost burdened families. For this metric, concentration of housing problems is defined as housing with 32% or greater for owner-occupied housing units and 58% or greater for renter-occupied housing units.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Census Tracts 402, 404, 407, 411, 414, and 419.04 see a higher concentration of American Indian or Alaska Native populations (concentration is 1% or more of the population of that tract). Census Tracts 402, 412.01, 412.02, 413.03, 413.04, 416.01, 416.05, 417.01, 418.05, 418.06, 419.03, 419.04, and 419.05 see a higher concentration of Asian populations (concentration is 6.8% or more of the population of that tract). Census Tracts 407, 419.04, and 419.05 see a higher concentration of Black/African American populations (concentration is 2.5% or more of the population of that tract). Census Tracts 402, 404, 411, 414, 418.05, 417.01, and 418.06 see a higher concentration of Native Hawaiian/Other Pacific Islander populations (concentration is .7% or more of the population of that tract). Census Tracts 416.05, 418.06, 418.08, 419.04, and 419.05 see a higher concentration of persons that identify as "Other Race" (concentration is 6.6% or more of the population of that tract). Overall, Census Tracts 402, 416.01, 416.05, 417.01, 418.05, 418.06, 419.03, 419.04, and 419.05 see a higher concentration of persons that identify with a race other than White (concentration is 25% or more of the population of that tract). Tracts with the highest rate of families in poverty are 402, 412.02, and 419.03 with a percentage of 19% or greater in each tract. Persistent poverty is concentrated in Census Tracts 402 and 407.

Overlaying all racial demographic trends with poverty trends indicates that Census Tracts 402 and 407 contain a higher concentration of racial/ethnic minorities who are potentially low-income/in cyclical poverty.

Concentration for these tracts is defined as an area having a higher percentage of persons of the displaying indicator than other areas within the city.

What are the characteristics of the market in these areas/neighborhoods?

Home values are median \$153K - \$222K in tracts 402 and 407. Vacancy rates in these tracts are less than elsewhere in the city, but not by much with a percentage of 4.34 - 7.35%. Cost burdened homeowners are more prevalent in Tract 407 and cost burdened renters are more prevalent in Tract 402.

A greater number of subsidized households

Tract 402 borders an arterial gateway into the City from the north and 407 encompasses an area of downtown. 402 consists of a large area dedicated to the Everett Housing Authority and largely residential.

Are there any community assets in these areas/neighborhoods?

Both tracts include at least 3 parks with public access routes within 10 minutes or less. Both tracts include a large number of SNAP Retail establishments and include grocery retail establishments.

Tract 407 includes the Metro Everett Station, a major public transportation hub for the city. It is in close proximity to one of two libraries in the City.

Tract 402 includes three public schools and is in close proximity to the existing Everett Community College. Future growth with a satellite campus of Washington State University will also be incorporated into the area during this Consolidated Plan period. 402 also includes a Community Health Center and is in close proximity to a major hospital.

Are there other strategic opportunities in any of these areas?

Tract 402 will see significant change in the next few years due to a complete reconstruction of the Everett Housing Authority housing development, Baker Heights. This will include new housing for Washington State University satellite campus students, as well as public housing for low-income households. The gateway corridor, Broadway Avenue, will also continue to see change as it continues to attract commercial development. This tract has already seen an increase in additional multiple family housing over the last few years, which has added to investment in area public amenities.

Tract 407 has been included in the Metro Everett plan, a zoning overhaul of accommodating greater development opportunities for commercial and residential development. As public transit continues to improve and grow in the Puget Sound Region due to the expansion of light rail, Everett is expected to be a terminus point. This will exist at the current Everett Station and prompt cohesive development for residential and retail expansion.

Both tracts have been established as Opportunity Zones for the city.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

All residential areas within the City have been wired for broadband access, meaning the availability of broadband is provided for residents within city limits. No more than 4 providers are available, which limits options for low/moderate income families.

Despite the availability, within the City, Tracts 402 and 407 (tracts with the most significant rates of poverty and a higher rate of minority households) are at a higher disadvantage of accessing internet due to lack of computer (less than 80% of households have access to a computer). Concurrently, these tracts have the lowest amount of households with any broadband internet access.

Thus, the need for broadband wiring is low but the need for increased access/connections for low/moderate income households is high for these two tracts.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

No more than 4 broadband providers are available within city limits. Additional providers would be beneficial, however increased need is more pertinent for equipment to access broadband.

Census tracts beyond 402 and 407 that have high rates of low/moderate income households (418 and 419) have higher percentage of households with access to broadband. This indicates that there are existing rates that can accommodate low/moderate income households, however availability and/or access to is a higher limiting factor than need for additional providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Everett works closely with Snohomish County on the management and mitigation of natural hazard risks.

Snohomish County has been a leader in working to address climate change and has engaged in the following planning strategies and efforts to address greenhouse gas emissions and the expected impacts that climate change will have on people, property, the economy, and ecosystems: • Executive Order 07-48: Order Regarding Climate Change and Sustainability; • The Snohomish County Green Ribbon Taskforce; • 2013 Snohomish County Sustainable Operations Action Plan; and • The Snohomish County General Policy Plan.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Snohomish County's Hazard Mitigation Plan (HMP) identifies and prioritizes actions to reduce or alleviate risks from natural hazards, which reduces loss of life, personal injury, and property damage to residents and businesses within the county.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Everett's Strategic Plan balances geographic priorities and goals for the Consolidated Plan based on needs identified and understanding of existing market conditions.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Census Tract 402.00
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This neighborhood is generally bordered by Broadway on the west, the Snohomish River on the east, and 19th Street on the south.
	Include specific housing and commercial characteristics of this target area.	This tract includes one of the highest rate of low/moderate income households and persistent poverty in the City of Everett and Snohomish County. The largest concentration of Everett Housing Authority housing is located in census tract 402.00. The tract includes some of the land owned by the Everett Community College and the College Center, which is administered by Washington State University. The Denny Youth Center, a juvenile detention center, is located in this tract. Henry M. Jackson park is in this tract.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In addition to socioeconomic data establishing this tract as the highest concentration of low-income households in the city, public input identified this area as a need. One public engagement session was held at Hawthorne Elementary. Surveys were circulated to Everett Housing Authority residents for public meetings, as well as through neighborhood representatives. With a high count of affordable housing units due to EHA's presence, and a planned redevelopment of the Baker Heights units, this tract was already considered for high need; public input helped to solidify a concentrated effort for funding. This tract is also designated as an Opportunity Zone.

	Identify the needs in this target area.	Needs for this area will be focused on the creation of new units (under HOME consortium), rehabilitation of existing units, public infrastructure improvements, public facility and supporting services.
	What are the opportunities for improvement in this target area?	With the redevelopment of the Baker Heights EHA property, in conjunction with the WSU campus expansion, this area has a high probability of seeing increased residential development with a mix of incomes. With an adjacent park, it will be imperative to provide safe and easily accessible public infrastructure. As a gateway corridor for Everett from the north, economic opportunity and growth will also be an opportunity for improvements to existing infrastructure and increased quality of life for residents.
	Are there barriers to improvement in this target area?	With the Snohomish River on one side and a main transit corridor separating this tract, commercial and residential development is constrained. Almost half of the tract is taken up by industrial uses along the river, however this tract holds the highest concentration of low income individuals in the county.
2	Area Name:	Census Tract 407.00
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries of Census Tract 407.00 are irregular. The west border is split between Grand Avenue, Rockefeller Avenue, and McDougall Avenue. The farthest east is the Snohomish River, the north border is generally 26th Street, the south border is split between 35th and 41st Streets.

	Include specific housing and commercial characteristics of this target area.	This tract has a mix of residential and housing. Included in Census Tract 407.00 are: Everett Station, Everett Gospel Mission, Everett Memorial Stadium, and The Everett School District offices. Also included in this tract are several non-profits serving low-income people: Compass Health, YWCA, Hope Works, as well as others. Both the Everett Housing Authority and the Housing Authority of Snohomish County house people in this Census Tract.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In addition to socioeconomic data establishing this tract as the highest concentration of low-income households in the city, public input identified this area as a need. City administration has also established this area as a priority for improvements; it has been established as a Community Renewal Area and includes an Opportunity Zone. This tract has a larger concentration of homelessness shelters and services than elsewhere within the city.
	Identify the needs in this target area.	Rehabilitation of existing housing units, homelessness prevention.
	What are the opportunities for improvement in this target area?	With the adopted new Metro Everett zoning code and plan, established Opportunity Zone and Community Renewal Area, and existing community efforts such as the Downtown Everett Association and Everett Station District Alliance, this area has multiple opportunities for commercial and residential growth. As a concentrated point for transit in the county and northern region of the Puget Sound, this tract could potentially see exponential growth around the Everett Station, where the focused efforts on homelessness are established.
	Are there barriers to improvement in this target area?	Barriers to improvement are focused around accommodating the multiple plan efforts that exist for this area, as well as the limited residential opportunities. Efforts will need to be focused on services and utilizing already developed facilities.
3	Area Name:	Census Tract 419.03
	Area Type:	Local Target area
	Other Target Area Description:	

HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	Census Tract 419.03 is bordered on the north by the Boeing Freeway, on the south by 100th Street SW, on the east by Sharon Drive and 6th Avenue W, and on the west by Airport Road.
Include specific housing and commercial characteristics of this target area.	In Census Tract 419.03 68.2% of the households are low-moderate income. Much of the housing is low-income subsidized. This tract contains Walter E. Hall Golf Course and Park, and Kasch Park. There are social service agencies: Boys and Girls Club, ChildStrive, Hand in Hand, and others providing services in this area.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In addition to socioeconomic data establishing this tract as the highest concentration of low-income households in the city, public input identified this area as a high need. City administration has also established this area as a priority for improvements. During the Citizen Advisory Committee's Public Hearing on February 26, 2020, priority needs were identified for this Census Tract.
Identify the needs in this target area.	Needs for this area will be focused on the creation of new units (under HOME consortium), rehabilitation of existing units, public facilities and public infrastructure specific to green spaces and transit/pedestrian pathways, economic development and job creation, crime prevention.
What are the opportunities for improvement in this target area?	This area is the southern gateway corridor to the City, with an established blend of commercial and multiple family residential development. In close proximity to Paine Field and Boeing, as well as the projected located for the expansion of Sound Transit, it is a main transit hub. Many residents in this area are non-English speaking, primarily low-income family households. Partnering agencies are focused on community centers that allow for families to access a blend of resources, as well as improvements for community green spaces.

	Are there barriers to improvement in this target area?	In addition to competing with available resources that may otherwise be targeted towards industrial development, potential barriers include language, limited development opportunity and accommodating new growth.
4	Area Name:	Census Tract 419.04
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Census Tract 419.04 is bordered on the north by the Boeing Freeway, on the south by 100th Street SW, on the west by Sharon Drive and 6th Avenue W, and on the east by Evergreen Way.
	Include specific housing and commercial characteristics of this target area.	There are social service agencies: Boys and Girls Club, ChildStrive, Hand in Hand, and others providing services in this area. Evergreen Way is a major corridor which borders this tract.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In addition to socioeconomic data establishing this tract as the highest concentration of low-income households in the city, public input identified this area as a high need. City administration has also established this area as a priority for improvements.
	Identify the needs in this target area.	Needs for this area will be focused on the creation of new units (under HOME consortium), rehabilitation of existing units, public facilities and public infrastructure specific to green spaces and transit/pedestrian pathways, economic development and job creation, crime prevention.

	What are the opportunities for improvement in this target area?	This area is the southern gateway corridor to the City, with an established blend of commercial and multiple family residential development. In close proximity to Paine Field and Boeing, as well as the projected located for the expansion of Sound Transit, it is a main transit hub. Many residents in this area are non-English speaking, primarily low-income family households. Partnering agencies are focused on community centers that allow for families to access a blend of resources, as well as improvements for community green spaces.
	Are there barriers to improvement in this target area?	In addition to competing with available resources that may otherwise be targeted towards industrial development, potential barriers include language, limited development opportunity and accommodating new growth.
5	Area Name:	Census Tract 419.05
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This tract is bordered by Airport Road, Evergreen Way, and 112th Street SE.
	Include specific housing and commercial characteristics of this target area.	Considerable commercial development lines this tract along Airport Road and Evergreen Way. 112th Street and interior roads are residentially developed, with a mix of multiple family and single family homes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In addition to socioeconomic data establishing this tract as the highest concentration of low-income households in the city, public input identified this area as a high need. City administration has also established this area as a priority for improvements.

	Identify the needs in this target area.	Needs for this area will be focused on the creation of new units (under HOME consortium), rehabilitation of existing units, public facilities and public infrastructure specific to green spaces and transit/pedestrian pathways, economic development and job creation, crime prevention.
	What are the opportunities for improvement in this target area?	This area is the southern gateway corridor to the City, with an established blend of commercial and multiple family residential development. In close proximity to Paine Field and Boeing, as well as the projected located for the expansion of Sound Transit, it is a main transit hub. Many residents in this area are non-English speaking, primarily low-income family households. Partnering agencies are focused on community centers that allow for families to access a blend of resources, as well as improvements for community green spaces.
	Are there barriers to improvement in this target area?	In addition to competing with available resources that may otherwise be targeted towards industrial development, potential barriers include language, limited development opportunity and accommodating new growth.
6	Area Name:	City of Everett
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Incorporated city limits.
	Include specific housing and commercial characteristics of this target area.	Mostly single family residential, the city has a complex mix of multiple family, commercial, and industrial development. Main density development is centered in the downtown core, along major arterials, and along the shores of the north end. Industrial uses are clustered around Paine Field and the Snohomish River.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Public services and overall improvement to facilities, infrastructure, and housing within the city consistently arise as issues in citizen input process. City Administration, including citizen boards, prioritize a dispersing resources throughout the city to prevent a cluster of resources in one area.
Identify the needs in this target area.	The City's needs are public services, homeless prevention, housing acquisition, rehabilitation of existing units, creation of new units (HOME funds only), rental assistance, legal aid for home remediation, and crime prevention.
What are the opportunities for improvement in this target area?	See Strategic Plan Goals.
Are there barriers to improvement in this target area?	See Barriers to Affordable Housing section.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Geographic priorities were established based on public input gathered and socioeconomic trends for low/moderate income households in the selected areas.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Everett Census Tract 402.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04 Census Tract 419.05

	Associated Goals	Rehabilitation of Existing Units Rental Assistance Emergency Shelter and Transitional Housing Support Acquisition of Existing Units Homelessness Prevention Services
	Description	The low-income housing needs of Everett residents span the range from homelessness to the inability to purchase a first home. Investment of public and private resources is needed to maintain, rehabilitate, and expand housing choices all along a continuum from emergency shelter and transitional housing to housing rehabilitation and affordable permanent rental housing and homeownership.
	Basis for Relative Priority	Housing has been and will continue to be a high priority needs for City of Everett residents. This is further emphasized by the COVID-19 pandemic and Everett's standing as the county seat for Snohomish County.
2	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Everett
	Associated Goals	Emergency Shelter and Transitional Housing Support Homelessness Prevention Services Public Services
	Description	The City has historically taken a supportive role related to the public services delivery system and funds a broad range of public service programs.
	Basis for Relative Priority	Public services has been and will continue to be a high priority for Everett. The City will continue to see a high demand of services, which will require local funding sources to support the need and limit of 15% from CDBG sources.
	3	
	Priority Need Name	Capital Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Everett
	Associated Goals	Public Facilities Public Infrastructure
	Description	Non-housing capital investment needs are related to the development or rehabilitation of facilities for programs (i.e., human service, recreational, health care, etc.) that serve low- and moderate-income people and to the public facilities needs of lower-income neighborhoods.
	Basis for Relative Priority	The City of Everett received high number of responses (relative to years prior) from citizens on the need for public and capital improvements to neighborhoods within the city. Based on input and market conditions, this priority will be dependent on external market factors while balancing high need areas.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	City of Everett
	Associated Goals	Economic Development
	Description	Economic development aid for low/moderate income businessowners and jobs.

	Basis for Relative Priority	Economic Development was established as a priority after discussions with agency partners and community input. Following the COVID-19 pandemic, economic development aid has increased in need and demand which will carry throughout the five-year period of the Consolidated Plan.
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Narrative (Optional)

The level of need in a community is always greater than the limited resources available to help meet those needs. In earlier sections of this Consolidated Plan, information has been presented that helps compare the types and levels of need within our community to support setting priorities, goals and strategies.

The City uses these priorities and goals to form the basis for determining what types of housing and community development programs the City will fund over the next five years. The City has identified the following general priorities (not in order) amongst different activities and needs.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Everett receives an annual allocation under the CDBG program. The City's CHIP program, which typically receives an annual award for home rehabilitation, generates program income that is used for Revolving Loan to support CHIP activities. The City is also part of a consortium with Snohomish County to receive HOME program funds. These funds are specific to housing related activities and are one of the few resources available to create new housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	907,957	250,000	75,000	1,232,957	3,400,000	Program Income is generated from the City's CHIP program and is included in Revolving Loan funds for CHIP activities.

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Service related projects are leveraged with City of Everett Human Resource funds, which help to support basic needs for City of Everett residents. The City also receives 2060 Affordable Housing Trust Fund dollars, which support homeless shelter efforts within city limits. These funding sources help to offset the need of service dollars, allowing agencies that fit CDBG guidelines to utilize funds without excluding other agencies from receiving support. For service projects, the city requires a 50% match to ensure project viability as well as diversifying resources so that agencies aren't solely dependent on CDBG funding.

For non-service related projects, CDBG funds are typically used to leverage for securing other state funding/tax relief. Non-service projects do not require a 50% match and may be fully funded by CDBG funds.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

Snohomish County Executive Dave Somers convened a Housing Affordability Regional Taskforce (HART) with cities and towns throughout the county to develop a five-year action plan that identifies priorities for county and city governments to accelerate our collective ability to meet the housing affordability needs of all Snohomish County residents and set a foundation for continued success through 2050. Over the course of several months, HART examined a comprehensive set of data and reports which served as the foundation for a rich strategic plan. One of the key funding strategies in the plan is to identify and provide surplus and under-utilized publicly owned property for low-income housing. Their analysis found that, 'Finding and purchasing land is a major challenge in the construction of all housing. It is typically 10 to 20 percent of the cost of a project. Donating real property or offering discounted long term-leases for developers of low-income housing, can be a particularly effective way to make such projects viable. Jurisdictions are encouraged to survey their existing real estate holdings and determine if any properties may be declared surplus and made available for low-income housing development.' That surveying process is about to be launched or currently underway in jurisdictions throughout Snohomish County.

Discussion

The City of Everett typically receives, annually, \$140,000 in Human Needs funds and \$160,000 in 2060 AHTF funds. Combined with the 15% CDBG allocation available for public services, \$400,000 is usually available for public service activities within city limits. Non-public service activities are supported by CDBG funds, HOME funds, or City General Funds. Combined, this can provide up to \$1,000,000 in funds available.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EVERETT	Government	Economic Development Homelessness Non-homeless special needs Planning Public Housing neighborhood improvements public facilities public services	Jurisdiction
Everett Housing Authority	PHA	Homelessness Public Housing Rental	
SNOHOMISH COUNTY	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	
Citizen Advisory Committee	Other	Homelessness Non-homeless special needs Planning Public Housing	Other

**Table 15 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system for housing and community development needs is strong. Partner agencies have a good track record in providing excellent services that are well coordinated. Gaps are less related to the delivery system than to resources to meet the needs in the community. The Citizen

Advisory Committee is comprised of low-income individuals and persons from private and nonprofit sectors. Additional partners will be added based on annual allocations for federal awards.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Everett supports the Safe Streets Initiative, which is a city led effort to address homelessness with city and community resources. The City also coordinates heavily with Snohomish County on addressing homeless issues.

The County's system of housing and services provides a coordinated system for financial assistance and supportive services available to households experiencing homelessness. Coordinated entry housing

navigators provide direct financial assistance, connections to mainstream services, and action planning with households to help them obtain housing and stabilize. Coordinated entry housing navigators use a common self-sufficiency matrix to determine appropriate referrals to services. The matrix gives individuals a score in sixteen different “life domains” ranging from safety to mental health, substance abuse and income. Households are connected with services ranging from employment, life skills, adult education, mental health, substance abuse, conflict resolution, civil legal, child care, and children’s services. Coordinated entry services are located throughout the county and provide outreach to vulnerable, hard to serve households as well as transportation assistance, if needed, to help families and individuals engage in services. Individuals and Families living with HIV/AIDS can receive housing and connection to services like medical case management and counseling through Catholic Community Services. The veteran’s services agencies collaborate closely to meet the various service needs for veterans and to make referrals to other community services. Tailored services linkages are developed that crosswalk to life domains to streamline access for persons needing specific types of services, such as civil law or specialized employment services. Youth services are available throughout the county, including youth homeless prevention, homeless youth outreach and advocacy, navigation assistance to help youth access services, engage in education or employment activities, receive mental health or substance abuse treatment and to obtain stable housing if needed.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength of the service delivery system for the special needs population is that there are various service providers that deliver these types of services and they regularly collaborate in their efforts to increase access, efficiency, and improve outcomes for participants. The primary gap is the limited funding resources to meet the existing need. In regard to the service delivery system for persons experiencing homelessness, the strength of the service delivery system is the more recent system transformations that focus on the most effective and efficient interventions for quickly moving individuals and families experiencing homelessness into permanent housing. By targeting effective and efficient interventions and using evidence-based practices, the goal is that those experiencing homelessness have access to a safe, stable, and affordable home. The County in partnership with the CoC has developed a number of effective referral pathways to expedite connections with services. Our local family homelessness initiative made significant strides to improve service delivery based and tailored services. The homeless veteran’s provider group has a strong system in place to create a streamlined veterans service delivery system. The recent Youth Homeless Demonstration Program work has led to the creation of innovative projects to effectively prevent and end youth and young adult homelessness. While these are significant accomplishments, there are often not enough services for those in need, which primarily comes down to funding, rather than an access or eligibility issue. Another challenge is bringing all the stakeholders together that are necessary to build out a seamless service delivery system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Services needs for the special needs population are included in the Priority Needs and Goals of the Strategic Plan, which will provide some funding to help meet these needs in the community. For the homeless system, one strategy for overcoming gaps and addressing priority needs is increasing collaborative programming and integrated, cross-system approach. The Partnership to End Homelessness, and the Continuum of Care governance Board are focused on undertaking some of that work in coordination with advocacy groups, housing and services providers and the homeless population. Cross-system collaboration with integrated care, including health and behavioral health systems, ensures individuals and families who are experiencing homelessness or who are at risk of homelessness receive the services needed to obtain and maintain permanent housing. For example, the Chronic Utilizer Alternative Response Team (CHART) is a partnership, with representation from criminal justice, emergency response, human services, and research, which identifies chronic utilizers of costly criminal justice and emergency response systems. Each identified individual receives wrap-around services from a specialized team that helps connect individuals to treatment providers, public defenders, social workers, and medical professionals. CHART has brought together a number of key stakeholders, including the Snohomish County HSD, City of Everett, Everett Police Department, Everett Fire Department, Providence Regional Medical Center, Snohomish County Jail, and Everett City Attorney's office. Cross-system collaboration with the criminal justice system also ensure that individuals and families who are experiencing homelessness or who are at risk of homelessness receive the services needed to obtain and maintain permanent housing. The County renovated the historic Carnegie Building into a Resource Center that serves individuals with mental health and/or substance use disorders who come into contact with the criminal justice system. The Community Service Center provides a variety of support and services in one location, including mental health and chemical dependency assessments, connections to mainstream resources, housing supports, and access to Coordinated Entry. A number of pilot projects have been implemented in recent years to focus on how cross-systems collaboration can increase and promote successful client outcomes.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Units	2020	2024	Affordable Housing Public Housing Homeless	City of Everett Census Tract 402.00 Census Tract 407.00	Housing		Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Rental Assistance	2020	2024	Affordable Housing	City of Everett	Housing		Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Acquisition of Existing Units	2020	2024	Affordable Housing	City of Everett	Housing		Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	Emergency Shelter and Transitional Housing Support	2020	2024	Homeless Non-Housing Community Development	City of Everett Census Tract 407.00	Housing Public Services		Homeless Person Overnight Shelter: 20 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 20 Beds
5	Homelessness Prevention Services	2020	2024	Non-Housing Community Development	City of Everett Census Tract 407.00	Housing Public Services		Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities	2020	2024	Non-Housing Community Development	City of Everett Census Tract 402.00 Census Tract 419.03 Census Tract 419.04 Census Tract 419.05	Capital Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
7	Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Everett Census Tract 402.00 Census Tract 419.03 Census Tract 419.04 Census Tract 419.05	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
8	Public Infrastructure	2020	2024	Non-Housing Community Development	Census Tract 402.00 Census Tract 419.03 Census Tract 419.04 Census Tract 419.05	Capital Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Economic Development	2020	2024	Non-Housing Community Development	City of Everett Census Tract 407.00	Economic Development		Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 50 Jobs

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Existing Units
	Goal Description	Preserve existing housing stock, both single family and multiple family, through rehabilitation efforts.
2	Goal Name	Rental Assistance
	Goal Description	Provide emergency rental assistance to low-and moderate-income households.
3	Goal Name	Acquisition of Existing Units
	Goal Description	Provide financial assistance for homeownership.
4	Goal Name	Emergency Shelter and Transitional Housing Support
	Goal Description	Support services and operations for emergency shelters and transitional housing programs.

5	Goal Name	Homelessness Prevention Services
	Goal Description	Public service activities for prevention, targeting those on the brink of homelessness.
6	Goal Name	Public Facilities
	Goal Description	Improvements to and creation of public facilities.
7	Goal Name	Public Services
	Goal Description	Provision of public services.
8	Goal Name	Public Infrastructure
	Goal Description	Improvements to and creation of public infrastructure, such as sidewalks and pedestrian pathways, in Census Tracts 402 and 419.
9	Goal Name	Economic Development
	Goal Description	Improvements to structures within Community Renewal Area and the creation/retention of jobs in city limits.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Everett will allocate CDBG funding to improve 80 housing units and living conditions for 145 low/moderate income households during the five-year period of this Strategic Plan. Of the 80 housing units aided, it is estimated that 30 will aid extremely low-income, 40 will aid low-income, and 10 will aid moderate-income families/households. Of the 145 households served, it is estimated that 50 will aid extremely low-income, 75 will aid low-income, and 20 will aid moderate-income families/households.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

To address the minor risk of exposure to lead, the City requires that all CDBG-assisted capital projects involving the renovation of public facilities or housing comply with state and federal laws regulating the identification and handling of lead-based paint.

The City's CHIP Program deals with lead-based hazards on a regular basis more so than the annual allocation program. In assessing whether or not a structure has lead-based paint hazards, CHIP staff conduct a review on site and evaluate potential impact during the initial review process. If the project is selected for funding and lead-based paint is found to be a hazard, staff work with outside contractors to comply with the applicable federal lead-based paint requirements regarding reduction of the hazard. If the project is not a CHIP activity, then CHIP staff are consulted to work with project sponsors for the homeowner home rehabilitation and minor home repair programs to assess lead hazard risks for homes rehabilitated and repaired under those programs and follow lead-based paint requirements for homes found to be at risk.

How are the actions listed above integrated into housing policies and procedures?

Prior to each CHIP client obtaining a loan for renovation activities, information is provided to make Owners aware of the hazardous effects of lead based paint. A copy of 'The lead-safe certified guide to Renovate Right' brochure is provided to each client, and a statement is signed to acknowledge the receipt of review of the information.

CHIP maintains a list of approved/screened licensed, bonded, and insured General Contractors. CHIP advises all approved contractors to obtain and maintain both firm and worker certifications to handle lead based paint activities. Only those Contractors that maintain proper certifications are allowed to bid on projects that contain lead based paint activities.

When lead based paint is discovered at any particular residence, the project repair specifications outline the areas of concern and notice is given to the Contractor that proper remediation procedures are necessary.

The lead paint remediation work is completed in connection with the other renovations activities, however protective measures are taken to isolate the remediation areas from the other work being completed, until the work has passed a clearance inspection.

Compliance with required procedure is verified by the environmental company hired to complete the lead paint clearance inspections. The environmental company also requires current copies of Firm and Worker Certifications to be provided for each project completed, and the certifications of all involved in the remediation are included in the inspection report.

In connection with lead based paint clearance inspections, the final release of funds is withheld until the clearance inspection results show that the work has passed minimum threshold requirements.

The above procedure is used in all City of Everett projects as required.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty is the result of a set of complex factors related to the ability to work, the ability to find work, and the ability to prepare for the work force. Job creation and job training programs are developed and implemented at the state and federal level. With the limited resources that are available, the City's role is one of providing resources to the institutions and programs trying to mitigate the impacts of poverty on people's lives and help people who are striving for self-sufficiency. Safety net programs like Social Security, Housing Assistance, Food Stamps, etc. are funded by the federal and state governments and the City of Everett does the best it can with limited resources to assist those in need.

The City uses CDBG funds and general revenues to support a variety of social service programs serving extremely low- and very low-income residents. These programs provide assistance to families, the elderly, people living with disabilities, and homeless people. They assist with basic needs like food, shelter, and health care, as well as case management, counseling, and childcare. They help families in crisis and victims of domestic violence and child abuse. A report of the Brookings Institution notes that low-income households are able to stretch their financial resources further when some of their needs (i.e., food, transportation, child care) are met through publicly funded human service programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As with all of the listed goals, programs and policies in this Plan, the City continues to coordinate with all jurisdictional, regional and statewide organizations and agencies through a regular communication process. Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Therefore, a portion of the disposable income may be used to pursue other educational or career goals, as well as for other daily necessities.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's CDBG program is monitored and audited by HUD and the State under the Single Audit Act on an as need basis based on risk assessments. This audit verifies that the City meets all statutory requirements and that information reported is correct and complete.

The City of Everett staff, funded with CDBG funds, are responsible for monitoring CDBG program sub-recipients. The City staff monitors sub-recipients as needed to ensure all regulatory requirements are met and that the information reported is complete and accurate.

Sub-recipients are also monitored from written reports submitted by the sub-recipient to the City. Monitoring of the CDBG program is consistent with program regulations. Monitoring consists of both desk and on-site reviews.

The City also conducts monitoring of its CDBG activities. CDBG monitoring depends on the activity. Construction or acquisition projects will be monitored as they progress in order to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Everett receives an annual allocation under the CDBG program. The City's CHIP program, which typically receives an annual award for home rehabilitation, generates program income that is used for Revolving Loan to support CHIP activities. The City is also part of a consortium with Snohomish County to receive HOME program funds. These funds are specific to housing related activities and are one of the few resources available to create new housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	907,957	250,000	75,000	1,232,957	3,400,000	Program Income is generated from the City's CHIP program and is included in Revolving Loan funds for CHIP activities.

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Service related projects are leveraged with City of Everett Human Resource funds, which help to support basic needs for City of Everett residents. The City also receives 2060 Affordable Housing Trust Fund dollars, which support homeless shelter efforts within city limits. These funding sources help to offset the need of service dollars, allowing agencies that fit CDBG guidelines to utilize funds without excluding other agencies from receiving support. For service projects, the city requires a 50% match to ensure project viability as well as diversifying resources so that agencies aren't solely dependent on CDBG funding.

For non-service related projects, CDBG funds are typically used to leverage for securing other state funding/tax relief. Non-service projects do not require a 50% match and may be fully funded by CDBG funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Snohomish County Executive Dave Somers convened a Housing Affordability Regional Taskforce (HART) with cities and towns throughout the county to develop a five-year action plan that identifies priorities for county and city governments to accelerate our collective ability to meet the housing affordability needs of all Snohomish County residents and set a foundation for continued success through 2050. Over the course of several months, HART examined a comprehensive set of data and reports which served as the foundation for a rich strategic plan. One of the key funding strategies in the plan is to identify and provide surplus and under-utilized publicly owned property for low-income housing. Their analysis found that, 'Finding and purchasing land is a major challenge in the construction of all housing. It is typically 10 to 20 percent of the cost of a project. Donating real property or offering discounted long term-leases for developers of low-income housing, can be a particularly effective way to make such projects viable. Jurisdictions are encouraged to survey their existing real estate holdings and determine if any properties may be declared surplus and made available for low-income housing development.' That surveying process is about to be launched or currently underway in jurisdictions throughout Snohomish County.

Discussion

The City of Everett typically receives, annually, \$140,000 in Human Needs funds and \$160,000 in 2060 AHTF funds. Combined with the 15% CDBG allocation available for public services, \$400,000 is usually available for public service activities within city limits. Non-public service activities are supported by CDBG funds, HOME funds, or City General Funds. Combined, this can provide up to \$1,000,000 in funds available.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Units	2020	2024	Affordable Housing Public Housing Homeless	City of Everett Census Tract 402.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04 Census Tract 419.05	Housing	CDBG: \$505,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Everett Census Tract 402.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04 Census Tract 419.05	Housing Public Services	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
3	Homelessness Prevention Services	2020	2024	Non-Housing Community Development	City of Everett Census Tract 402.00 Census Tract 407.00 Census Tract 419.03 Census Tract 419.04 Census Tract 419.05	Housing Public Services	CDBG: \$15,000	Homelessness Prevention: 25 Persons Assisted
4	Rental Assistance	2020	2024	Affordable Housing	City of Everett	Housing Public Services	CDBG: \$24,108	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Existing Units
	Goal Description	Rehabilitation of rental and homeowner units to preserve housing stock and prevent homelessness.
2	Goal Name	Public Services
	Goal Description	Public services to low and moderate income persons within City limits. Public services will meet needs established by Citizen Advisory Committee for 2020: housing services, mental health services, crime prevention, and homelessness.
3	Goal Name	Homelessness Prevention Services
	Goal Description	Public services with the goal of preventing homelessness for low/moderate income households in need.
4	Goal Name	Rental Assistance
	Goal Description	Emergency assistance for households for rental and utility payments, not to exceed three months' worth of financial assistance.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Action Plan provides funding being allocated among projects in these program areas (percentages estimated):

- Public services - 15%
- Housing - 65%
- Administration - 20%

Public Services and Administration will not exceed the given percentages.

#	Project Name
1	CDBG Program Administration & Planning
2	ARC - Independent Living/Housing Support
3	Snohomish County Legal Services - Housing Justice Project
4	Workforce Snohomish - Carnegie Mental Health Services
5	Cocoon House - WayOUT Program
6	Housing Hope - College of Hope
7	Homage - Meal Delivery Services
8	Housing Hope - Tomorrow's Hope Childcare
9	Volunteers of America - Rental Housing Mediation Services
10	Homage - Minor Home Repair
11	City of Everett - Community Housing Improvement Program

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the needs and market analysis identified in the Consolidated Plan, along with requests from housing and nonprofit agencies for funding assistance.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration & Planning
	Target Area	City of Everett
	Goals Supported	Rehabilitation of Existing Units Homelessness Prevention Services Public Services
	Needs Addressed	Housing Public Services
	Funding	CDBG: \$171,849
	Description	Support of administrative duties to carry out tasks of the CDBG Program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	ARC - Independent Living/Housing Support
	Target Area	City of Everett
	Goals Supported	Rental Assistance Public Services

	Needs Addressed	Housing Public Services
	Funding	CDBG: \$17,000
	Description	Case management support and emergency financial assistance for disabled, low/moderate income households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Snohomish County Legal Services - Housing Justice Project
	Target Area	City of Everett
	Goals Supported	Homelessness Prevention Services Public Services
	Needs Addressed	Housing Public Services
	Funding	CDBG: \$15,000
	Description	Homeless prevention by providing legal services to low-income tenants facing eviction.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
4	Project Name	Workforce Snohomish - Carnegie Mental Health Services
	Target Area	City of Everett Census Tract 407.00
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Mental health services to low/moderate income individuals affected by the opioid crisis. Services are provided at the Carnegie Center.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Cocoon House - WayOUT Program
	Target Area	City of Everett
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Funds will be used to support evidence based seminar serving families consisting of low-risk youth offenders, at-risk youth, and their parents in an effort to prevent recidivism.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Housing Hope - College of Hope
	Target Area	City of Everett
	Goals Supported	Homelessness Prevention Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Funds will be used to support the College of Hope Program that provides adult life skill education for homeless and low-income Everett residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Homage - Meal Delivery Services
	Target Area	City of Everett
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

	Description	Funds will support home delivered meals to homebound seniors and low-income people living with severe disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Housing Hope - Tomorrow's Hope Childcare
	Target Area	City of Everett
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Funds will be used to support child care for low/very low income families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	Volunteers of America - Rental Housing Mediation Services
	Target Area	City of Everett

	Goals Supported	Homelessness Prevention Services Public Services
	Needs Addressed	Housing Public Services
	Funding	CDBG: \$24,108
	Description	Funds will be used to support education, phone consultations, mediation services, and fair housing counseling.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	Homage - Minor Home Repair
	Target Area	City of Everett
	Goals Supported	Rehabilitation of Existing Units
	Needs Addressed	Housing
	Funding	CDBG: \$155,000
	Description	Minor home repairs for low-income homeowners seniors and disabled adults.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
11	Project Name	City of Everett - Community Housing Improvement Program
	Target Area	City of Everett
	Goals Supported	Rehabilitation of Existing Units
	Needs Addressed	Housing
	Funding	CDBG: \$725,000
	Description	Loans and administration expenses for major home improvement projects for low-income homeowners.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities can include roof repair, water line replacements, subfloor repair, etc. All activities subject to environmental review compliance and applicable laws/standards for lead based paint regulations.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

A small percentage (approximately 1%) of funds will be used for Census Tract 407, which is one of two tracts with persistent poverty within Everett.

Geographic Distribution

Target Area	Percentage of Funds
City of Everett	99
Census Tract 402.00	

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The funds targeted to Census Tract 407 is due to the nature of the activity and its location for the services provided at Carnegie Resource Center. This activity directly supported an annual need in a Census Tract with persistent poverty and homelessness.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Everett has taken an evaluative approach to many organizational functions due to budget constraints and evolving community needs. New approaches to community engagement, equity and inclusion, and crime prevention have already been implemented through various departments. These new models of service to Everett's community continue to translate through partnerships with other governmental agencies, such as Snohomish County, as well as community organizations, such as those that aid in addressing homelessness.

Actions planned to address obstacles to meeting underserved needs

Staff will continue to approach new means of engaging with Everett's growing diverse communities. This can include continuing to provide and improve translation/interpretation services to working with agencies that have established connections with typically underrepresented community groups.

Staff will also utilize findings in the Analysis of Impediments, as well as other evaluative studies on housing needs within the city, to work with various departments and groups to improve access and availability of fair and affordable housing. The first step of taking action for this is the Rethink Zoning efforts led by the Planning Division to re-evaluate zoning laws and accommodate future expansion of public transportation.

Actions planned to foster and maintain affordable housing

Affordable housing in Everett focuses on housing at all price points for all residents, which means helping to create market rate housing as well as supported housing units. Staff will continue to work with public housing agencies, such as the Everett Housing Authority, as well as not-for-profits that are providing assisted living. Efforts will also focus on a Housing Strategy to re-evaluate zoning and development regulations in relation to single and multiple housing preservation and creation.

Actions planned to reduce lead-based paint hazards

CHIP staff will continue to work with subcontractors and partnering agencies on addressing lead based paint hazards with single and multiple family rehabilitation projects.

Actions planned to reduce the number of poverty-level families

City staff have focused on Economic Development, Rental Assistance, and Legal Aid to allow residents to continue to have access to secure jobs and housing.

Actions planned to develop institutional structure

As COVID-19 evolved partnerships, the City will continue to be in close partnership with surrounding governmental agencies (Snohomish County, Marysville, etc.) as well as community agencies that are serving those most vulnerable.

Actions planned to enhance coordination between public and private housing and social service agencies

Under the Rethink Housing initiative, an evaluation of housing within Everett will drive a new lens of redefining Everett's relationship with public and private partners to address housing needs. Work on this effort will continue to be the focus of Community Development and Planning management staff for the duration of the Consolidated Plan.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

Attachments

Citizen Participation Comments

Citizen Participation Process: Supporting Information for PR-15

The City of Everett's Community Development division conducted in-depth public engagement efforts in early 2019 to prepare and conduct a community needs assessment. Starting with the Citizen Participation Plan in March 2019, staff began awareness and education efforts through the city's website, press releases to media outlets, emails to interested parties, and hard copies of documents in public locations such as the City's Municipal Building.

Public community needs were gathered through various efforts, from April until August 2019. Staff worked with elementary schools, nonprofit organizations, community groups, public entities, and media outlets to circulate community needs surveys and awareness flyers. Electronic surveys were made available on the city's website, through an established email listserv "NewsFlash" of interested parties, Facebook, Nextdoor, and other social media outlets. In April 2019, two community meetings were held for the public to present the timeline of the Consolidated Plan, awareness of the Community Development Block Grant Program, and obtain community needs. Hard copies of surveys were available at these meetings, as well as placed with agencies around the city that work with targeted low-income groups and individuals. All surveys were available in English, Spanish, and Russian.

Surveys were open to collect responses for the four month period. During that time, staff contracted with an external party (Applied Research Northwest LLC) to extrapolate responses from Everett agencies that identified needs during a survey efforts led by Snohomish County. Resident and agency feedback was summarized into a Needs Assessment. This document was available in English and Spanish, published online, published as a legal notice in the Everett Herald, circulated via the NewsFlash listserv, and made available in hard copy at the Everett Municipal Building and upon request. A special effort of community outreach was also conducted in alignment with "National Night Out". Posters identifying the top ten needs were posted on display boards at five neighborhood events, asking residents to vote for their top needs. Comment boxes were made available to collect anonymous input and handouts (one page flyers) circulated for residents to take home.

Citizen Advisory Committee meetings and public hearings were held August 1, November 6, November 13, and November 20, 2019.

- On August 1, the Committee held a regular meeting and public hearing to discuss and collect comment on an amendment to the Citizen Participation Plan, the annual CAPER, and 2020 Needs Assessment.
- November meetings focused on funding recommendations and alignment with priorities for the 2020 Program Year and consequent goals for the 2020 – 2024 Consolidated Plan. On November 20, 2019, a hearing was held to confirm funding recommendations to City Council.

On February 26th, 2020, the Committee held a regular meeting and public hearing on the draft Analysis of Impediments, draft 2020 - 2024 Consolidated Plan, and 2020 Annual Action Plan.

City Council held a briefing on 2020 funding recommendations on July 22, 2020 and action on July 29, 2020. These meetings were held on a virtual platform, broadcasted on Channel 21 (Everett TV Channel) with a public call-in line, posted on the city's website, and posted in the Herald.

All meetings, hearings, and comment periods followed the required 15 and 30 day periods.

Task	Public Notice Date (Min. 15 Days)	Comments from Public Notice	Public Action & Date	Comments from Public Action	Public Comment Dates (Min. 30 Days)	Comments
Citizen Participation Plan for 2020 – 2024 Consolidated Plan	March 11, 2019 July 17, 2019	Comments related to re-instating a bus route, aid for agencies supporting immigrants, and homeless centers.	Public Hearing: August 1, 2019* <i>*Combined with Public Hearing on Needs</i>	None	August 9, 2019 to September 9, 2019	None
Public Input on Community Needs (Surveys, In-Person Meetings, National Night Out)	Notice: March 15, March 22, March 26, April 12, June 10, 2019	Survey allowed for open responses, as well as ranking. Open responses provided to Citizen Advisory Committee to review for determination of priority needs.	Public Engagement Session – April 4, 2020 Public Engagement Session – April 11, 2020 National Night Out – August 6, 2020	<p>N/A</p> <p>Comments gathered over the four month period were collected as responses in the survey. No public action occurred from the public engagement sessions.</p> <p>Needs identified and comments gathered were presented at the public hearing on August 1, 2019.</p>		
Public Needs Hearing for Consolidated Plan and Annual Action Plan	July 17, 2019	Comments received in relation to affordable housing and food security. Comments that were personal in nature and unable to be addressed by the Citizen Advisory Committee	Public Hearing: August 1, 2020	None	August 9, 2019 to September 9, 2019	None

		were not accepted or included.*				
Committee Award Recommendations for 2020 Annual Action Plan activities	October 22, 2019 October 29, 2019	None	Public Meetings: November 6, 2019 November 13, 2019 Public Hearing: November 20, 2019	None	March 5, 2020 to April 7, 2020**	None
Analysis of Impediments 2020 – 2024 Consolidated Plan 2020 Annual Action Plan	February 6, 2020	None	Public Hearing: February 26, 2020	None	March 5, 2020 to April 7, 2020	None

*Comments in response to the open input period for public needs that were personal in nature or unable to be addressed were either directed to other City Departments, such as Parks or Police, or advised on the specific use of funds. Comments personal in nature were against supporting a domestic violence shelter.

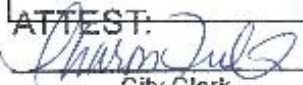
**Due to a delay in timing for the Analysis of Impediments, the 2020 Annual Action Plan activities were presented for review at the February 2, 2020 Public Hearing, with the 30 day public comment period.

Grantee SF-424's and Certification(s)

OMB Number: 4810-0004
Expiration Date: 10/31/2022

Application for Federal Assistance SF-424		
<div> <div>1. Type of Submission:</div> <div> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Add/Amended Application </div> </div> <div> <div>2. Type of Application:</div> <div> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> </div> <div> <div>3. Revision, select appropriate letter(s):</div> <div> Other (Specify): <input type="text"/> </div> </div>		
<div> <div>3. Date received:</div> <div>07/27/2020</div> </div>		<div> <div>4. Applicant Identifier</div> <div>202041020004</div> </div>
<div> <div>5a. Federal Entry Identifier</div> <div>01-424-0148</div> </div>		<div> <div>5b. Federal Award Identifier</div> <div>14-018</div> </div>
<div>State Use Only:</div> <div> <div>6. Date Received by State:</div> <div>7. State Application Identifier:</div> </div>		
8. APPLICANT INFORMATION:		
<div> <div>9a. Legal Name</div> <div>City of Everett, WA</div> </div>		
<div> <div>9b. Employer/Passport Identification Number (EIN) - No.</div> <div>91-0000000</div> </div>		<div> <div>9c. Organizational OUNS</div> <div>90879400000000</div> </div>
d. Address:		
<div> <div>10. Street:</div> <div>2200 Belmont Avenue</div> </div> <div> <div>11. Street 2:</div> <div></div> </div> <div> <div>12. City:</div> <div>Everett</div> </div> <div> <div>13. County/Parish:</div> <div></div> </div> <div> <div>14. State:</div> <div>WA: Washington</div> </div> <div> <div>15. ZIP+4:</div> <div></div> </div> <div> <div>16. Country:</div> <div>United States of America</div> </div> <div> <div>17. Zip + Postal Code:</div> <div>98201-0000</div> </div>		
e. Organizational Unit:		
<div> <div>18. Division Name</div> <div>Community Planning & Development</div> </div>		<div> <div>19. Division Name</div> <div>Community Development</div> </div>
f. Name and contact information of person to be contacted on matters involving this application:		
<div> <div>20. Title:</div> <div>21. First Name:</div> <div>22. Middle Name:</div> <div>23. Last Name:</div> <div>24. Suffix:</div> </div>		
<div> <div>25. Title:</div> <div>26. Organization:</div> </div>		
<div> <div>27. Telephone Number:</div> <div>28. Fax Number:</div> </div>		
<div> <div>29. Email:</div> <div>30. Website:</div> </div>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-019"/>	
CFA Title: <input type="text" value="Community Development Block Grant Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Community Development Block Grant"/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="2001"/>	* b. Program/Project: <input type="text" value="2001"/>
Attach an additional list of Program/Project Congressional Districts if needed:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2020"/>	* b. End Date: <input type="text" value="05/31/2021"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="300,000.00"/>
* a. Applicant	<input type="text" value="0.00"/>
* a. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="250,000.00"/>
* g. TOTAL	<input type="text" value="550,000.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12872 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12872 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12872 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12872.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
* The list of certifications and assurances, or an outline, site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Carolee"/>
Middle Name: <input type="text"/>	
Last Name: <input type="text" value="Erickson"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="206-257-4112"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="carolee@seattle.gov"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="8/3/20"/>
<div style="display: flex; justify-content: space-between;"> <div> ATTEST:  Sharon Jule City Clerk </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> Office of the City Attorney APPROVED AS TO FORM David C. Hall, City Attorney </div> </div>	

ASSURANCES - NON-CONSTRUCTION PROGRAMS

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the sponsoring agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State (through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 600, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1353, and 1685-1686); which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (49 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Control and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-615), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§200 dd-3 and 250 ee-5), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1958 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-645) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

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Prescribed by GSA Circular A-102

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §275c and 18 U.S.C. §277), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11590; (d) evaluation of flood hazards in floodplains in accordance with EO 11966; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1908 (16 U.S.C. §§1271 et seq.) related to limiting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470); EO 11550 (identification and protection of historic properties); and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 95-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1990 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Everett	DATE SUBMITTED 8/3/20

Standard Form 424B (Rev. 7-97) Back

Office of the City Attorney
APPROVED AS TO FORM
David C. Hall, City Attorney

ATTEST:

City Clerk

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number 4340-0036
Expiration Date 02/28/2002

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NOTE: Certain of these assurances may not be applicable in your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


- Has the legal authority to apply for Federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title or other interest in this site and facilities without permission and instructions from the awarding agency. Will accept the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes in present or the appearance of persons or organizational conflict of interest, or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4722-4753) relating to personnel standards of merit systems for programs funded under one of the 10 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 500, Subpart F).
- Will comply with the Lead-based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107) which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-610), as amended relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§502 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§200 dd-3 and 200 dd-3) as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination statute(s) which may apply to the application.

Previous Edition Usable

Authorized for Non-Repudiation

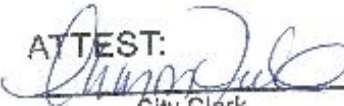
Standard Form 4240 (Rev. 7/87)
Prescribed by OMB Circular A-119

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7524-7528) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-332) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11985; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523), and; (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-203).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1906, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§406a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-132, 'Audits of States, Local Governments, and Non-Profit Organizations.'
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Everett	8/3/20

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Office of the City Attorney
APPROVED AS TO FORM
David C. Hall, City Attorney

ATTEST:

City Clerk

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

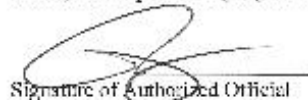
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.I., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.


Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

8/3/20
Date

Mayor
Title

Office of the City Attorney
APPROVED AS TO FORM
David C. Hall, City Attorney

ATTEST:

City Clerk

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.


Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

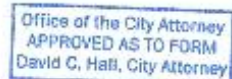
Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

8/3/20
Date

Mayor
Title



ATTEST:

City Clerk

OPTIONAL Community Development Block Grant Certification

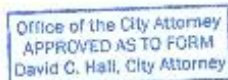
Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature of Authorized Official

8/3/20
Date

Mayor
Title



ATTEST:

City Clerk

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.